

BUCKSTONE
6 BUCKSTONE GREEN
EH10 6UF



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EPC RATING: D

OFFERS OVER £330,000

PROPERTY DESCRIPTION

- Hallway with large store and staircase to the upper floor
- Glass doors leading to bright open plan sitting/dining room with French doors and large window overlooking the sunny garden
- Kitchen with good range of white & wood high gloss units & appliances
- Principal double bedroom with fitted wardrobes
- Two further double bedrooms
- Modern bathroom with bath with electric shower over, vanity sink unit & wc
- Gas fired central heating from wall mounted condensing combi boiler located within the garage (updated 2023)
- uPVC framed double glazed windows
- Enclosed southeast facing rear garden with patio area & good sized lawn and open plan front garden
- Integral single garage with electric light & parking, off street parking on the front driveway and free on street parking

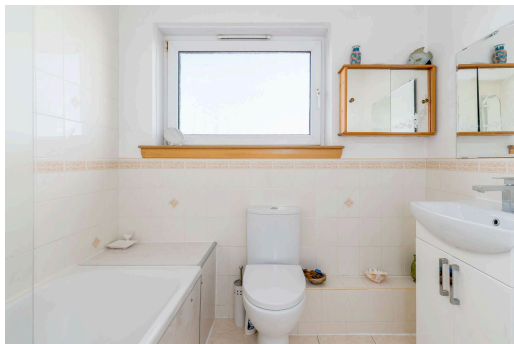


VIEWING

Sun 2-4pm or pls call

Jardine Phillips

0131 4466850



SUPERB THREE BED TERRACED HOUSE IN CATCHMENT FOR EXCELLENT SCHOOLS

Located in the ever-popular area of Buckstone is this three bed terraced house with integral garage and gardens front & rear. Would make an ideal home for professionals or a young family, being in the catchment for the well renowned Buckstone Primary and Boroughmuir High School. Excellent transport links into the city centre and easy access onto the City Bypass. Great local shops with further retail outlets available in Straiton & Morningside, which are both just a short drive or bus ride away. The area is perfect for those who love the outdoors with its wealth of walks, golf courses and leisure facilities.

AREA

Buckstone is a very popular area in the south of the city, close to Fairmilehead, with excellent transport links to Morningside and its wide range of supermarkets (including Waitrose and M&S Simply Food), independent shops, speciality food stores, coffee shops, bars and restaurants. Local shopping is also available at the nearby Buckstone shops and larger supermarkets at Hunters Tryst, Colinton & Straiton Retail Park. The property is in the catchment for the well renowned Buckstone Primary and Boroughmuir High School, which is regularly awarded 'Best State School in Scotland'. There are a wide range of amenities available a short distance away, including gyms, a library, the very popular Dominion Cinema & Church Hill Theatre. There are amazing walks and open spaces nearby including the Pentland Hills, Fairmilehead Park, Braid Hills & the Mortonhall Estate. There are also plenty of

golf courses in the vicinity, together with Midlothian Snowsports Centre. Numerous bus services run from the main road into the city centre and there is easy access to the city bypass & the motorway network beyond.

EXTRAS

The blinds/curtains, light fittings, freestanding electric cooker, cooker hood, undercounter fridge & freezer and washing machine are included in the sale.

HOME REPORT VALUATION

£340,000

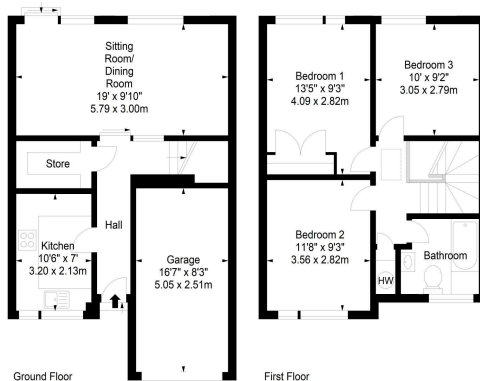


Sitting/dining room	19' x 9'10 (5.79 x 3.00m)
Kitchen	10'6 x 7' (3.20 x 2.13m)
Bedroom 1	13'5 x 9'3 (4.09 x 2.82m)
Bedroom 2	11'8 x 9'3 (3.56 x 2.82m)
Bedroom 3	10' x 9'2 (3.05 x 2.79m)
Garage	16'7 x 8'3 (5.05 x 2.51m)

Buckstone Green,
 Edinburgh,
 Midlothian, EH10 6UF



Approx. Gross Internal Area
 854 Sq Ft ~ 79.34 Sq M
 Garage
 Approx. Gross Internal Area
 136 Sq Ft ~ 12.63 Sq M
 For identification only. Not to scale.
 © SquareFoot 2025



Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing in order that they may be kept advised of any dosing date. The sellers reserve the right to sell without imposing a dosing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

