



27 Buckstone Loan East
BUCKSTONE | EDINBURGH | EH10 6XD


warners
solicitors & estate agents



27 Buckstone Loan East

BUCKSTONE | EDINBURGH | EH10 6XD

Warners is delighted to offer to the market this beautifully presented, three-bedroom, semi-detached home situated in the popular residential district of Buckstone in Edinburgh.

This beautiful family home offers well-planned and flexible accommodation over two levels, has been tastefully decorated to a high standard throughout and is offered to the market in in move-in condition. The spacious, open plan living/dining room is flooded with an abundance of natural light, and from here French doors open to the well-maintained, south-east facing private rear garden. Completing the accommodation on the ground level is the kitchen which benefits from gas hob and plenty of cupboard storage.

On the first floor, the principal bedroom benefits from built-in wardrobe storage. The two further bedrooms are of a good size, and both rooms have the potential to be employed as a home office, study or gym giving the property a good degree of flexibility. A contemporary shower room completes the internal accommodation.

Offering immense appeal as a family home, early viewing is highly recommended.

- Three-bedroom semi-detached home
- Popular location
- Open plan living/dining room
- Kitchen
- Principal bedroom with built-in wardrobe
- Two further bedrooms
- Shower room
- Gas central heating
- Double glazing
- Garage
- Front and rear garden

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The highly regarded Buckstone area of Edinburgh lies to the south of the City Centre. The area is well served by a range of amenities including a Morrisons superstore at Hunter's Tryst and Tesco at Colinton Mains. A more comprehensive range of facilities can be found in Morningside which is just a little further afield. Schooling is well represented from nursery to senior level, with Buckstone having its own well reputed primary school. Pleasant walks can be enjoyed at nearby Braid Hills. An efficient public transport network operates to most parts of the town and the City Bypass and main motorway networks are within easy reach.

Extras included in this sale are all blinds and curtains, washing machine, dishwasher, fridge freezer, double oven and hob. EPC rating C



