



88 Buckstone Road
BUCKSTONE | EDINBURGH | EH10 6UT


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Stylishly presented three bedroom semi-detached home offering spacious and flexible accommodation and forming part of an exclusive development with well-maintained front and rear gardens and a front driveway in the sought after Buckstone area around five miles South of the city centre of Edinburgh.

A welcoming entrance hall gives access throughout the ground floor and into a bright and spacious open plan kitchen/dining/ living room giving a versatile space and benefitting from patio doors that give access into the rear garden. The fully fitted kitchen currently comprises 5 ring gas hob, double oven, fan, Belfast Sink, dishwasher, washing machine and pantry with fridge/freezer. Upstairs there are three well proportioned bedrooms with the master benefitting from built in wardrobes.

Completing the accommodation is the bathroom with double waterfall shower over the bath. The property also benefits from a large rear garden made up of a patio and an astro, and a front driveway giving off street parking. This well located, modern property offered in move in condition would make an ideal home.

- Stylishly presented three bedroom semi-detached home
- Spacious Open plan living
- Fully fitted modern kitchen with access to the garden
- Three well proportioned bedrooms, the master with built in storage
- Bathroom with double waterfall shower
- Partially floored Attic
- Gas central heating & double glazing
- Driveway and private front and rear gardens

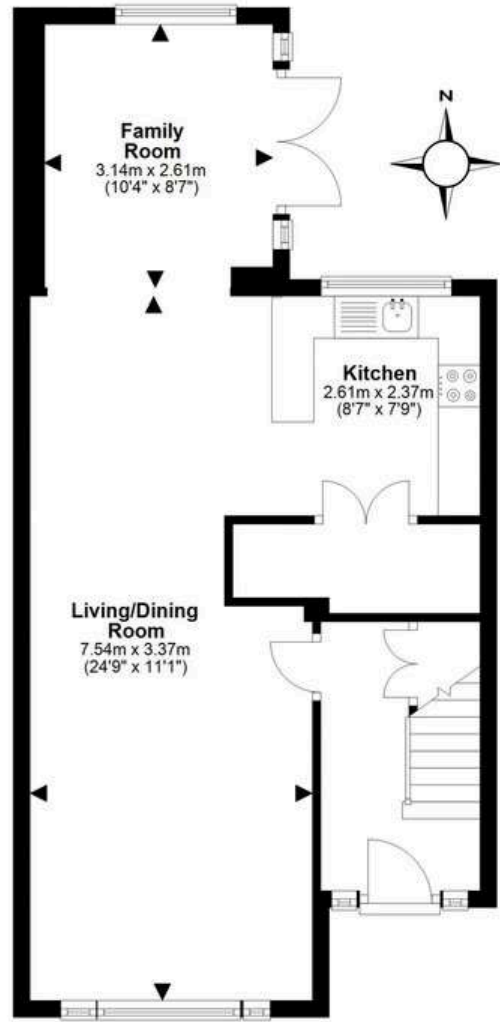
All blinds, curtains and integrated kitchen appliances will be included in the sale. EPC Rating C.

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

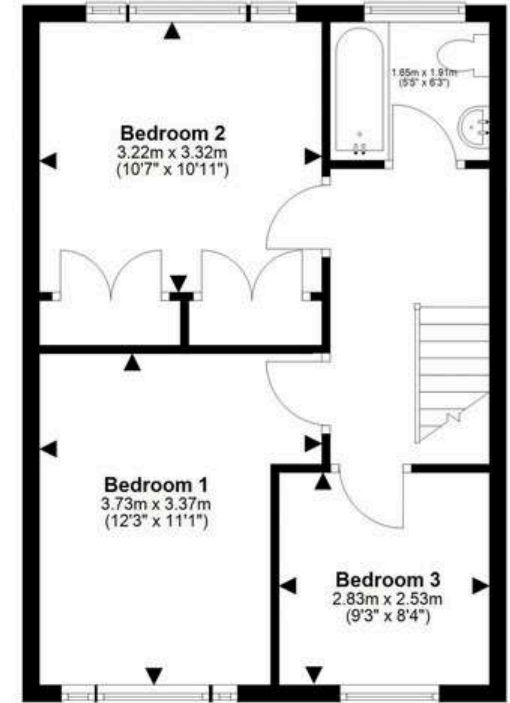


The highly regarded Buckstone area of Edinburgh lies to the south of the City Centre. The area is well served by a range of amenities including a Morrisons superstore at Hunter's Tryst and Tesco at Colinton Mains. A more comprehensive range of facilities can be found in Morningside which is just a little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





Ground Floor



First Floor

For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.