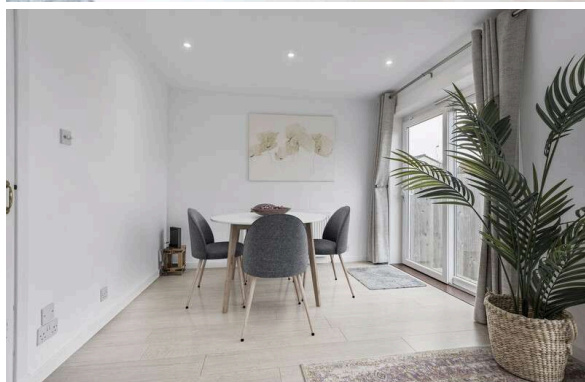




17 Buckstone Green,
BUCKSTONE | EDINBURGH | EH10 6UF


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Warners is delighted to present this immaculate three-bedroom family home in the sought-after Buckstone area, just south of Edinburgh city centre. This beautifully upgraded mid-terraced villa boasts a stylish interior and a sunny, private rear garden.

Upon entering, a welcoming hallway leads to a spacious, elegantly designed sitting room. This bright space is enhanced by a large floor-to-ceiling window and patio doors, maximizing natural light and offering picturesque views of the garden. The modern kitchen is equipped with an integrated induction hob and oven, providing both style and functionality.

The upper floor features three well-proportioned double bedrooms, one with built-in wardrobes, and a stunning, fully tiled bathroom complete with a shower over the bath. The property offers excellent storage options, including a large hall cupboard. Additional benefits include gas central heating and double glazing.

The fully enclosed rear garden features a slabbed patio area as well as a lower area with astroturf, perfect for enjoying both morning and evening sunshine. The home also includes a private driveway and a garage, offering ample off-road parking and storage space, with potential for further development subject to the relevant planning consents.

- Prime Buckstone location
- Stylish, bright sitting room
- Modern kitchen with induction hob
- Three double bedrooms
- Private rear garden
- Driveway, garage, development potential

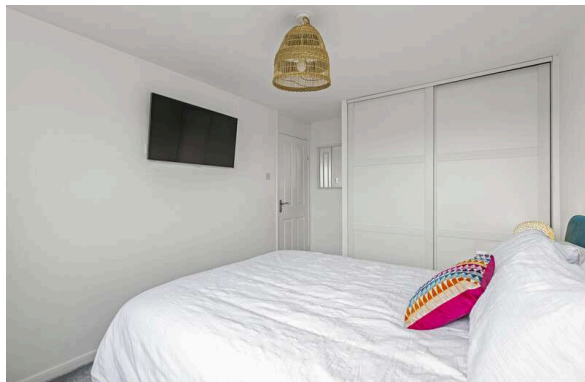
Note: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.

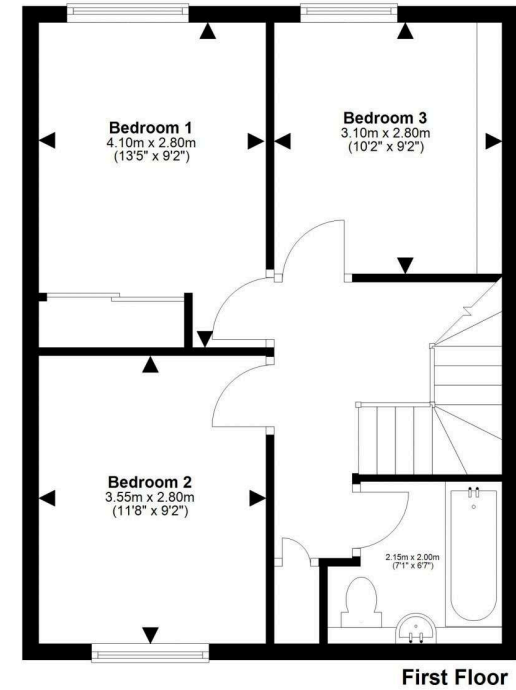
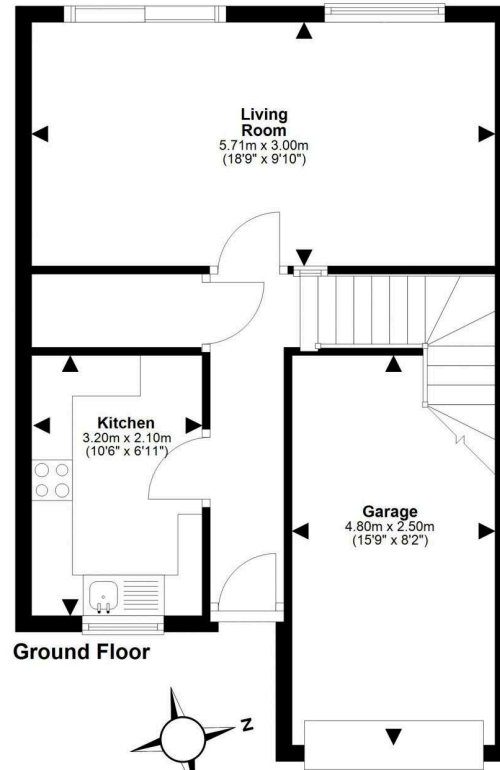
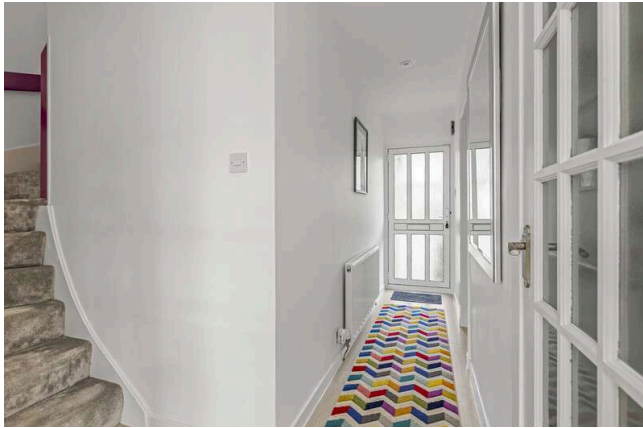
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All light fittings, blinds in kitchen and bedroom 3, washing machine and fridge freezer included in sale. EPC Rating C. Council Tax Band E. There are no factoring charges associated with this property however there is a Buckstone Residents Association charge of £25 per year which maintains the green spaces within and around Buckstone.

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.





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.
Plan produced using PlanUp.