



28 Buckstone Court  
BUCKSTONE | EDINBURGH | EH10 6UL

  
**warners**  
solicitors & estate agents





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Well-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, garage 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 where you can find a bright and spacious living room, a fully fitted kitchen currently comprising a washing machine, dishwasher, double oven, gas hob and hood, microwave, fridge and freezer. Upstairs there are three well-proportioned bedrooms all benefitting from built in wardrobes and completing the accommodation is the bathroom with shower over the bath and a heated towel rail. The property also benefits from front and rear gardens, a front driveway giving off street parking, a further single garage, a partially floored attic and an alarm system. This well located, modern property offered in move in condition would make an ideal home and early viewing is highly recommended.

- Well presented three-bedroom semi-detached home
- Bright and spacious living room
- Fully fitted kitchen with access to the garden
- Three well-proportioned bedrooms, all with built in storage
- Bathroom with shower over the bath
- Partially floored Attic with access ladder
- Gas central heating & double glazing
- Driveway, garage and private front and rear gardens

EPC Rating B

Council Tax Band E

Extras include blinds, curtains, washing machine, dishwasher, fridge, freezer, microwave, double oven, shed, TV wall mounts in living room and bedroom 3, and wardrobe.

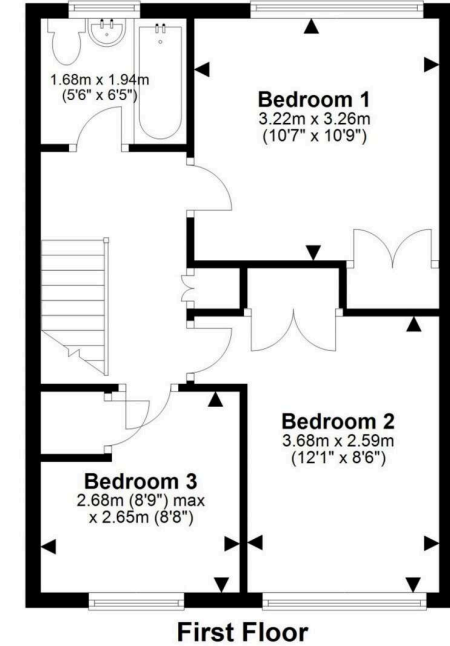
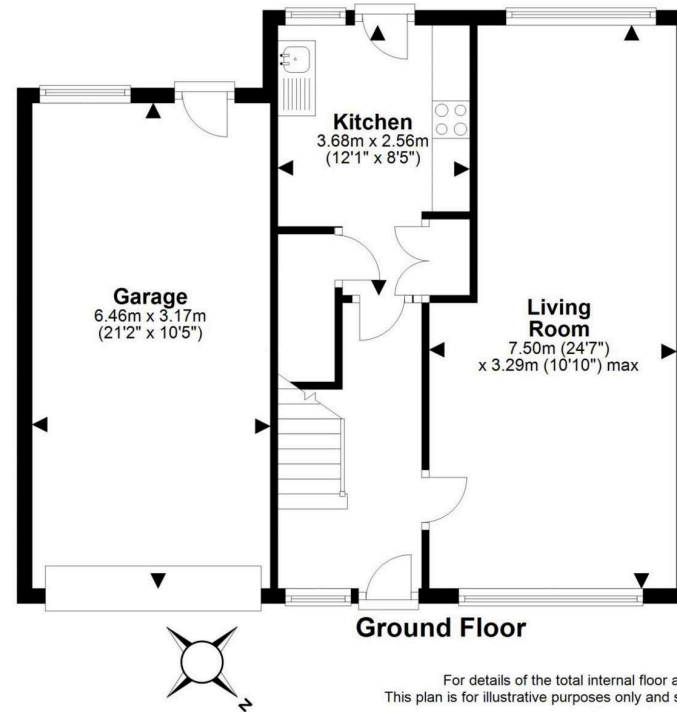
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



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.







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.