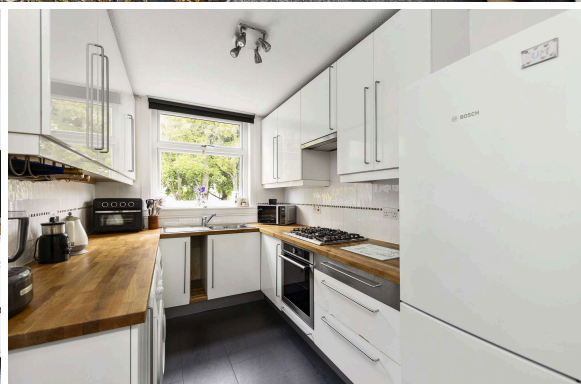




50 Buckstone Drive
BUCKSTONE | EDINBURGH | EH10 6PQ


warners
solicitors & estate agents



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Set on a quiet tree lined street in the heart of sought-after Buckstone, moments from excellent amenities, quick transport links, vast open green spaces and some of the city's finest schools is this immaculately presented end terraced house. Boasting large front and rear gardens, a driveway, garage, double glazing and gas central heating this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with deep storage cupboard, a bright lounge with picture window, a stylish dining room with curved window, a contemporary kitchen with attractive units, and following up a carpeted staircase the upper level enjoys three well-proportioned double bedrooms (one with built-in mirrored wardrobe and another with storage cupboard) and the property is completed by a modern bathroom with three piece suite. Externally the fully enclosed, secluded rear garden is laid to lawn with two paved sections ideal for al fresco dining and entertaining.

- Immaculate end terraced house in sought-after Buckstone
- Private gardens, driveway and garage
- Welcoming hallway with storage
- Bright lounge, stylish dining room and contemporary kitchen
- Three double bedrooms and stylish bathroom
- South facing back garden

Energy rating C, council tax band E. Buckstone Association - cost approx 25 pounds per year. This covers maintenance of all common areas in the estate, including tree and grass maintenance

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 excellent 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 is a short distance away from the property. This property is in the catchment area for Bourroughmuir High School - one of the nation's finest schools. Pleasant walks can be enjoyed at nearby Braid Hills. First rate golf courses are in abundance with Hillend ski slope conveniently close. 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 fixtures and fittings, fitted wardrobes and integrated oven. Dishwasher, washing machine and carpets can be available by separate negotiation.

