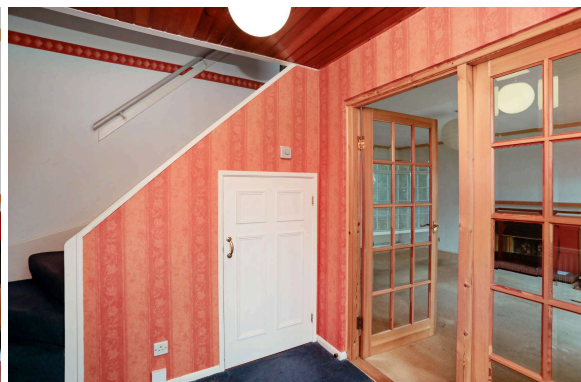




27 Buckstone Road
BUCKSTONE | EDINBURGH | EH10 6UA


warner's
solicitors & estate agents



27 Buckstone Road

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Warners are delighted to present this fantastic opportunity to acquire a spacious detached family home in the highly sought-after area of Buckstone.

Nestled within a well-established residential neighbourhood renowned for its excellent local schools and amenities, this generous property offers superb potential for those looking to modernise and create a bespoke home tailored to their taste.

The ground floor features a bright and welcoming entrance hallway leading to a substantial living room ideal for entertaining, a separate dining room, and a family room that provides flexible additional living space. The kitchen offers a practical layout with direct access to the rear garden, perfect for everyday family living.

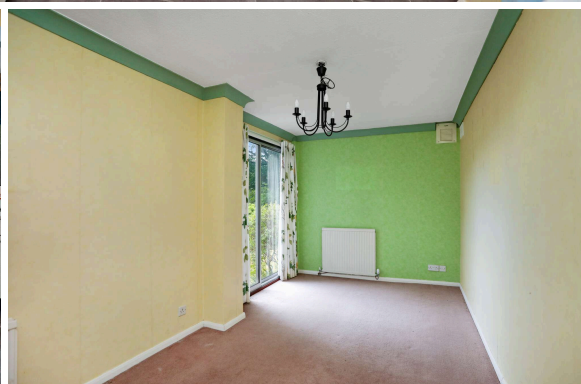
Upstairs, the property benefits from three well-proportioned bedrooms and a family bathroom. Ample storage is available throughout, including three separate storage rooms on the first floor—ideal for modern family needs.

Externally, the property boasts private garden space and driveway parking, with scope for further enhancement subject to the necessary consents.

This is an exciting opportunity for buyers to secure a home in a prime location and unlock its full potential through modernisation. Early viewing is highly recommended.

- Sought-after Buckstone location
- Detached family home
- Three generous bedrooms
- Multiple living spaces
- Excellent storage
- Renovation potential

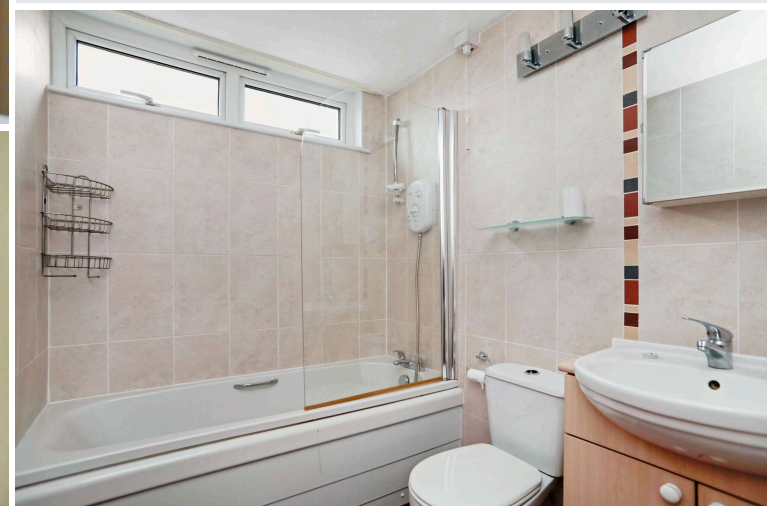
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

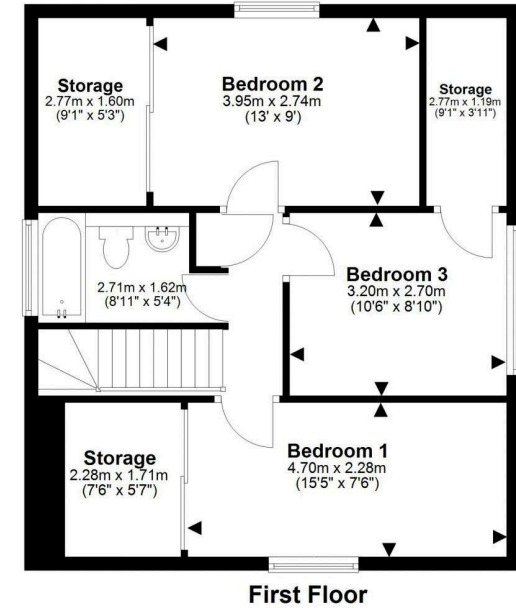
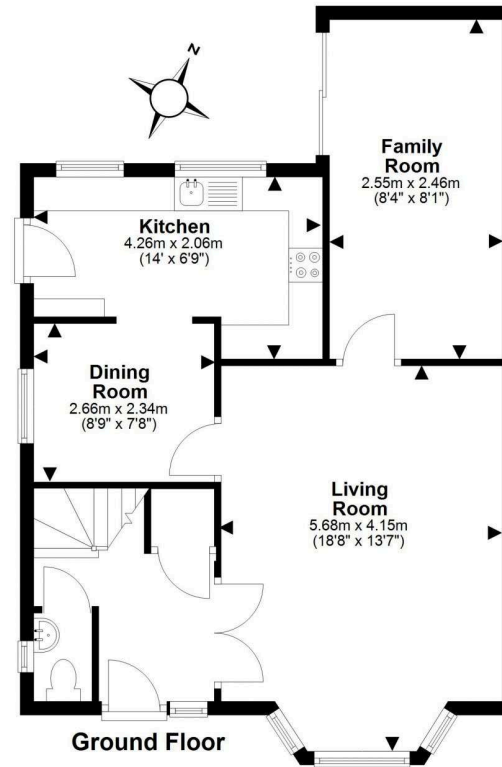


The highly regarded Buckstone area of Edinburgh lies to the south of the City Centre. The area is well served by a range of amenities including a Morrisons superstore at Hunter's Tryst and Tesco at Colinton Mains. A more comprehensive range of facilities can be found in Morningside which is just a little 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.

Council Tax band F, EPC, D.

Extras included: All contents are sold as seen with no warranties included. Garden shed.





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