



9 Buckstone Loan East
BUCKSTONE | EDINBURGH | EH10 6XD


warners
solicitors & estate agents



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Stylish and spacious, two bedrooms, mid terrace house occupying a superb off-road position on this much sought after school catchment area with detached garage.

This is an excellent starter home, quietly tucked away, featuring a modern fitted kitchen and stylish bathroom. Externally the property has a private front garden and a fully fenced rear garden with patio area and access to the woodlands and golf course beyond. Early viewing is highly recommended.

- Hallway with Parquet flooring
- Living/dining room
- Modern fitted kitchen
- Two double bedrooms
- Stylish bathroom
- Back porch
- Gas central heating
- Double glazing
- Great storage facilities and partially floored loft
- Child friendly gardens front and rear
- Garage

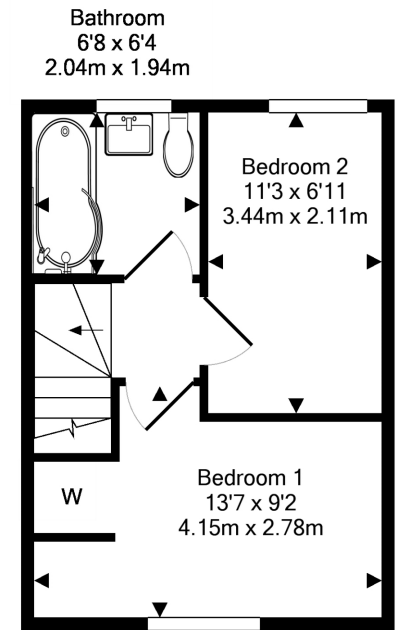
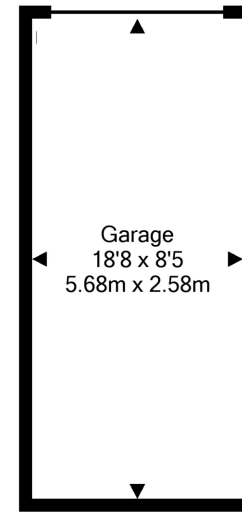
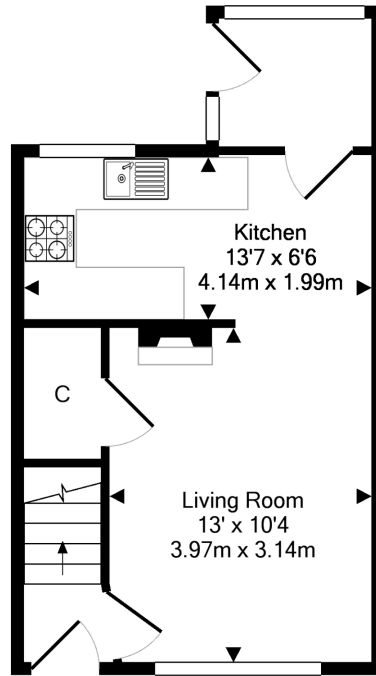
All fitted floor coverings, integrated kitchen appliances and fridge freezer will be included in the sale of the property, while other items can be available with separate negotiation. EPC Rating C.

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. 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.





1st Floor

Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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