



11 Buckstone Road
BUCKSTONE | EDINBURGH | EH10 6QF


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Boasting a superbly tucked away head of cul-de-sac position is this stunning detached property, beautifully finished off with high spec fittings and fixtures throughout and benefiting from generous sized and particularly well screened private gardens. Buckstone is a highly regarded residential area, conveniently placed for easy access to local amenities and transport links including the City Bypass.

Viewing is highly recommended to appreciate the many great features within this most appealing family home, which is offered to market in true walk in condition. The hub of the home is a fashionably open plan room falling naturally into areas for relaxation, dining and cooking, flooded with light through a large corner window formation, allowing a most pleasant outlook to the rear garden, and two rooflights. Fully equipped and ready to use, the kitchen area showcases dove grey Shaker style units set against sage green tiled splash-backs and a quartz breakfast bar/worktop space. The handy utility room is fitted out to match the kitchen.

Four double bedrooms perfectly serve the needs of a family, two being on the ground floor level and two upstairs. Storage facilities are provided within three of the bedrooms. A stylish ground floor bathroom features an eye-catching claw foot bath with hand held shower attachment, and wash-basin and WC set in tasteful cabinets. A modern shower-room plumbed with mixer shower is located on the upper floor.

The property is also located within the Boroughmuir High School catchment area as well as private schools such as George Watsons college.



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





The house sits well back from the road beyond an area of lawn, flanked by a paved and chipped driveway leading to the attached garage. The fully enclosed rear garden is safe for children or pets and is well screened for privacy by high level hedging and fencing. Two stretches of lawn and a choice of seating areas ensure plenty of room for children to play and adults to relax outdoors.

- Ideal family home
- Sought after location
- Light and airy living/dining room
- Open plan fully equipped fitted kitchen
- Handy utility room
- Four double sized bedrooms
- Bathroom with claw foot bath
- Modern shower-room
- Entrance vestibule and hallway
- Gas central heating
- Double glazing
- Great storage space
- Well stocked private gardens
- Driveway
- Garage
- Fitted, working burglar alarm

Energy Rating D, Council Tax Band F

All fixtures, fittings, curtains, integrated appliances and the washer/dryer are included in the sale.

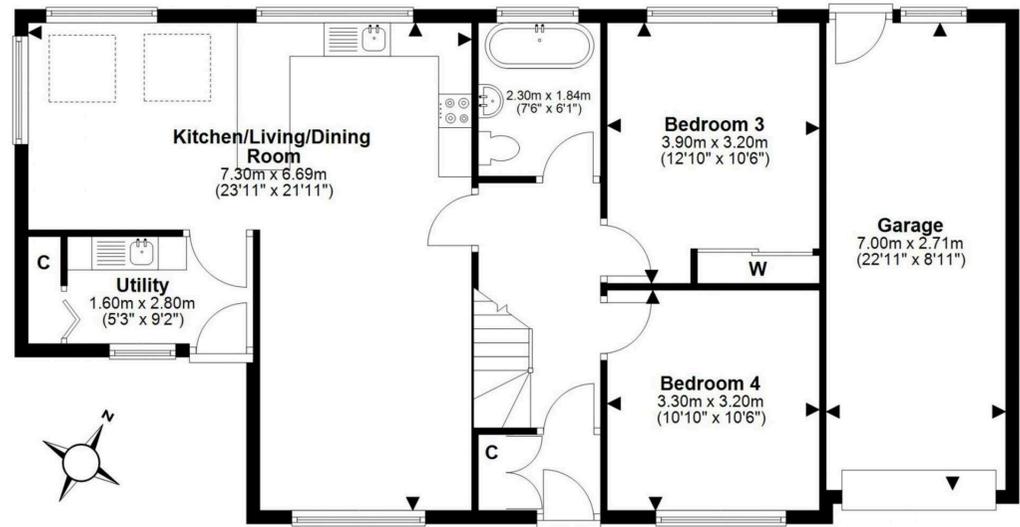
All other items/furniture may be available through separate negotiation.



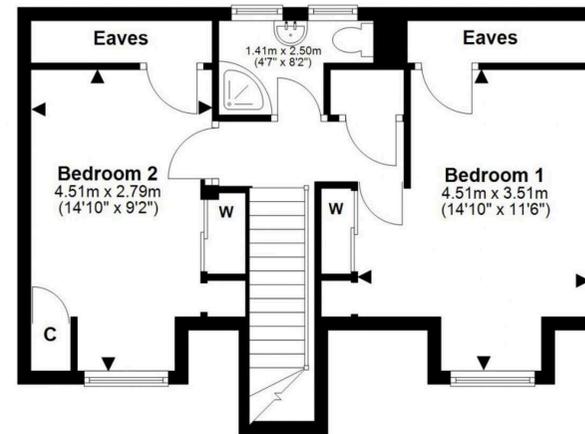
The highly regarded Buckstone area of Edinburgh lies to the south of the City Centre. The area is well served by a range of amenities including a Morrisons superstore at Hunter's Tryst and Tesco at Colinton Mains. A more comprehensive range of facilities can be found in Morningside which is just a little 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. Nearby sports facilities such as Mortonhall tennis club and Craiglockhart tennis centre as well as golf courses Mortonhall, Swanston and the Braid hills all within close proximity.







Ground Floor



First Floor

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.