



44 Buckstone Drive

Buckstone, Edinburgh, EH10 6PQ



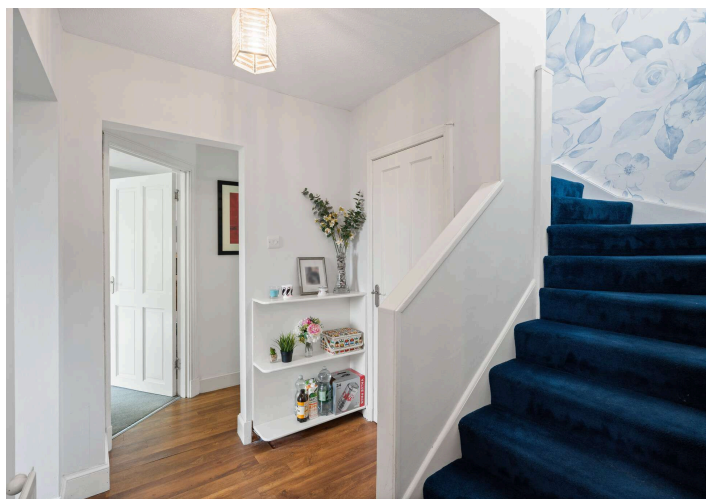
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Spacious 3-bed Buckstone home with study, floored attic, gardens and flexible family living.

- Sitting room
 - Kitchen/dining room
 - Study
 - 2 double bedrooms
 - Bedroom 3
 - Family bathroom & shower room
 - Floored & lined attic storage
 - Flexible family accommodation
 - Well presented and in move in condition
 - Gas central heating & double glazing
- Offers Over:

£375,000



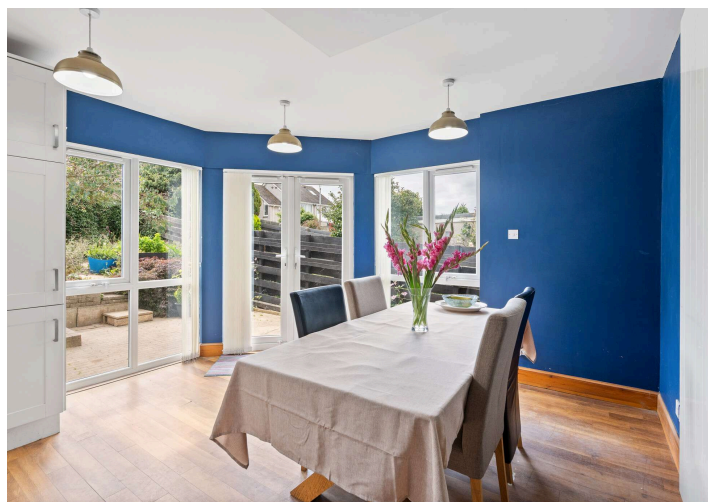
Further information can be found in the home report.

About the Property

A spacious and versatile three-bedroom mid-terraced family home, set within the highly sought-after Buckstone area of Edinburgh. Extending to over 112 sqm, the property offers flexible accommodation across two levels, ideal for modern family living.

The ground floor features a bright sitting room, a generous kitchen/dining room with direct access to the rear garden, a separate study, contemporary shower room and excellent storage, including an integral storage garage. Upstairs are two generous double bedrooms, a third bedroom and a family bathroom. The impressive floored attic provides superb additional storage with further storage in the eaves.

Further benefits include private front and rear gardens, gas central heating and double glazing.





📍 Location

Buckstone is a well-established and highly sought-after residential area on the south side of Edinburgh, ideally positioned close to the Braid Hills and Pentland Hills. The district is well served by local amenities, including shops on Buckstone Terrace, a Morrisons superstore at Hunter's Tryst and a Tesco at Colinton Mains. A wider selection of shops, cafés and restaurants can be found nearby in Morningside.

The area is particularly popular with families, offering access to excellent schooling from nursery through to senior level in both the state and private sectors. Edinburgh city centre is easily reached by regular public transport, while the City Bypass provides convenient links to the wider road network.

For those who enjoy the outdoors, the nearby Braid Hills offer excellent recreational opportunities, including two public golf courses and extensive open parkland. The City Bypass also provides easy access to the M8 towards Glasgow, the M9 towards Stirling, the Queensferry Crossing and M90 northwards, as well as Edinburgh Airport.

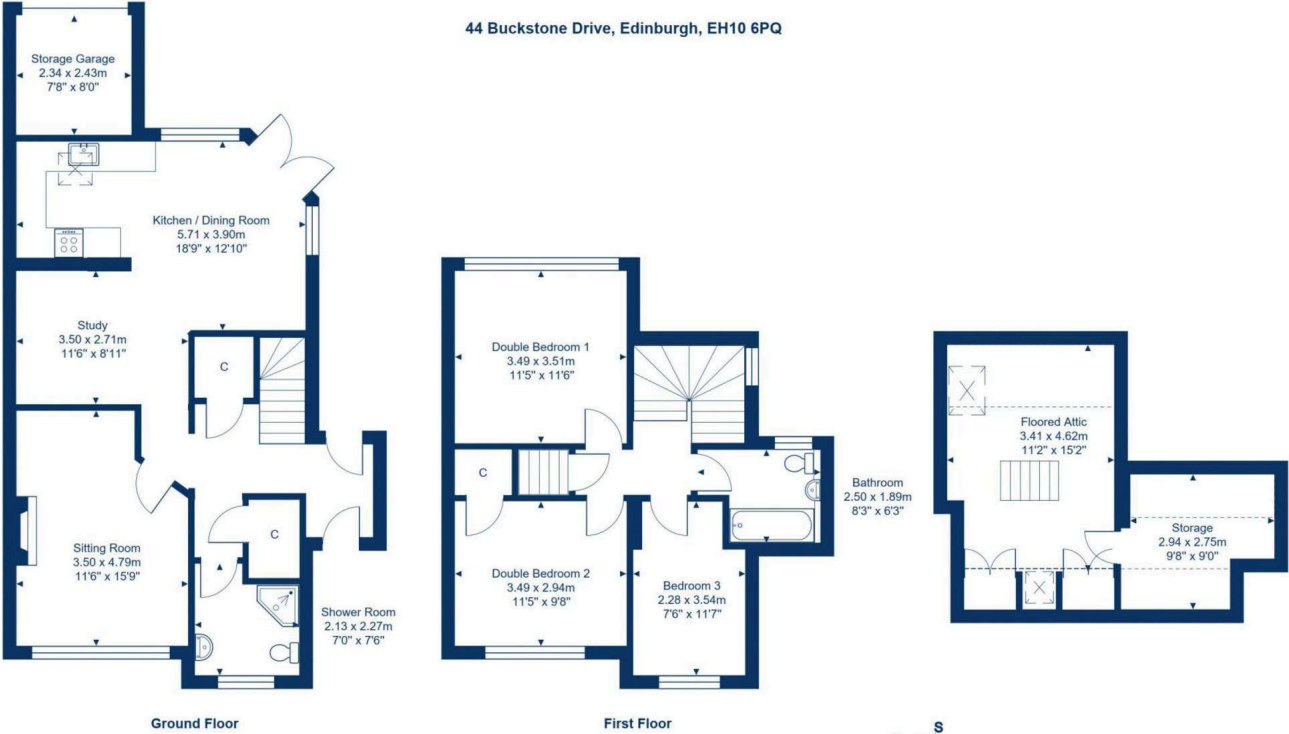
+ Extras

To include all fitted floor coverings, carpets, curtains, curtain poles & blinds in addition to the white goods within the kitchen - double oven, hob, extractor hood, fridge/freezer, washing machine & dishwasher.



Floor Plan

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