



85 Buckstone Crescent
Buckstone, Edinburgh, EH10 6TR

CALL US ON 0131 447 4747

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For price and viewing information please visit residential.gillespiemacandrew.co.uk or call 0131 447 4747

- Reception hall with storage.
- Attractive living room/ dining room with dual aspect & feature gas fire.
- Modern fitted kitchen with appliances
- Utility room with access to rear garden.
- Cloakroom/WC.
- Upper landing with storage & access to attic.
- Three good sized double bedrooms all with fitted storage.
- Single bedroom with fitted storage.
- Freshly presented bathroom with shower.
- Gas central heating
- Double glazing.
- Private garden area to front.
- Off street parking for two cars to front.
- Garage with power and water tap.
- Pathway to side.
- Beautifully maintained rear garden with paving, astro & patio area.
- Unrestricted on-street parking.



GENERAL DESCRIPTION

A well-presented detached villa within the much sought-after and highly regarded Buckstone district, perfectly positioned for access to a wide range of local amenities and within an excellent catchment area for schools. The property is a short journey to the south of the city centre and would make an ideal family home in a fantastic location.

COUNCIL TAX BAND F.
TRAIN STATION APPROXIMATELY 4 MILES TO HAYMARKET TRAIN STATION.
AIRPORT APPROXIMATELY 9.8 MILES TO EDINBURGH AIRPORT.
BUSES WITHIN 500 METRES.

LOCATION

Buckstone is a much sought after area to the south of the city, close to Fairmilehead, with excellent transport links to Morningside and its wide range of supermarkets (including Waitrose and M&S Simply Food), independent shops, speciality food stores, coffee shops, bars and restaurants. Local shopping is available at the nearby Buckstone shops and larger supermarkets at Hunters Tryst, Colinton and Straiton Retail Park. The property is in the catchment for the well renowned Buckstone Primary School and Boroughmuir High School which is regularly awarded 'Best State School in Scotland'. There are a wide range of amenities available a short distance away, including a library, the very popular Dominion Cinema and Church Hill Theatre. There are amazing walks and open spaces nearby including the Pentland Hills, Fairmilehead Park, Braid Hills and the Mortonhall Estate. There are also plenty of golf courses in the vicinity, together with Midlothian Snowsports Centre. Numerous bus services from the main road run into the city centre and there is easy access to the city bypass & the motorway network beyond

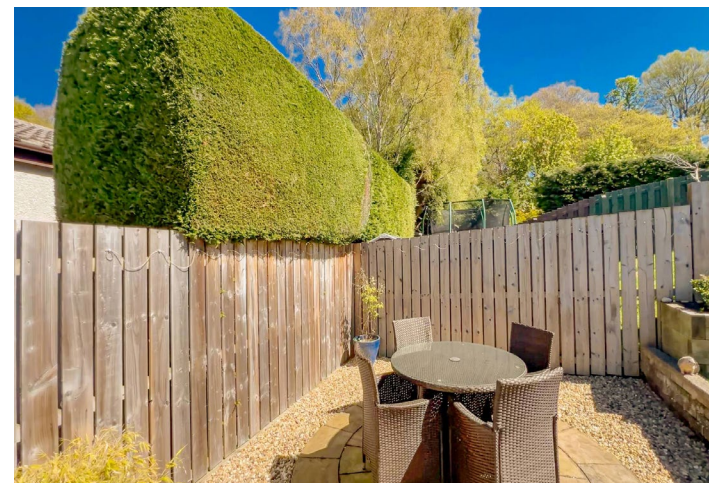
EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAIN POLES, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, DOUBLE OVEN, COOKER HOOD, FRIDGE, FREEZER, AND THE AUTOMATIC WASHING MACHINE AND TUMBLE DRYER WITHIN THE UTILITY ROOM. THE GARDEN STORAGE UNIT IN THE REAR GARDEN WILL ALSO BE INCLUDED WITH THE SALE PRICE.







ENERGY PERFORMANCE
CERTIFICATE RATING C



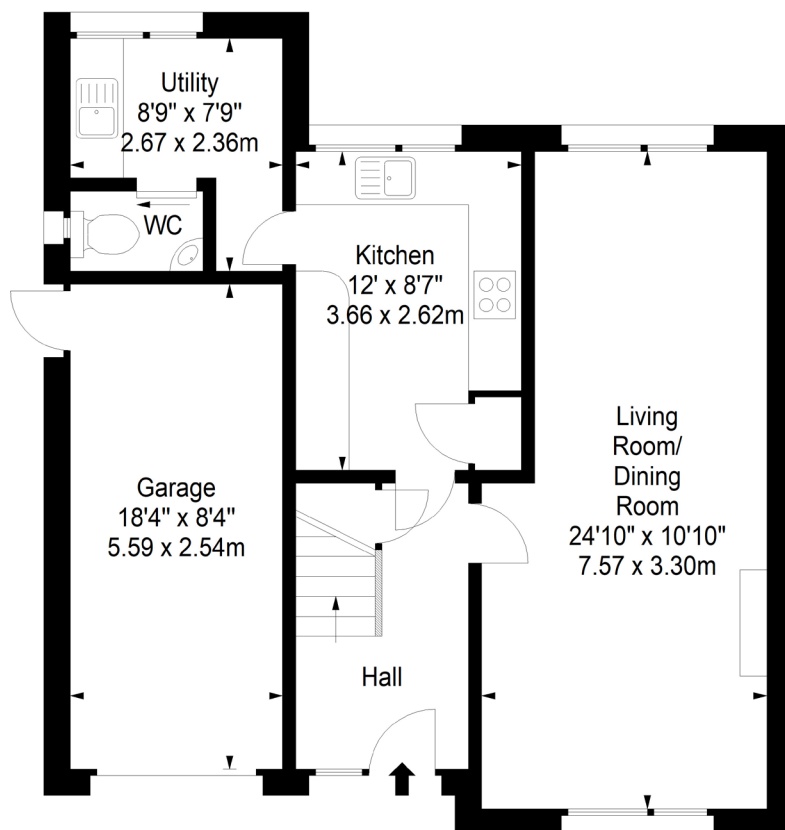
**Buckstone Crescent,
Edinburgh,
Midlothian, EH10 6TR**



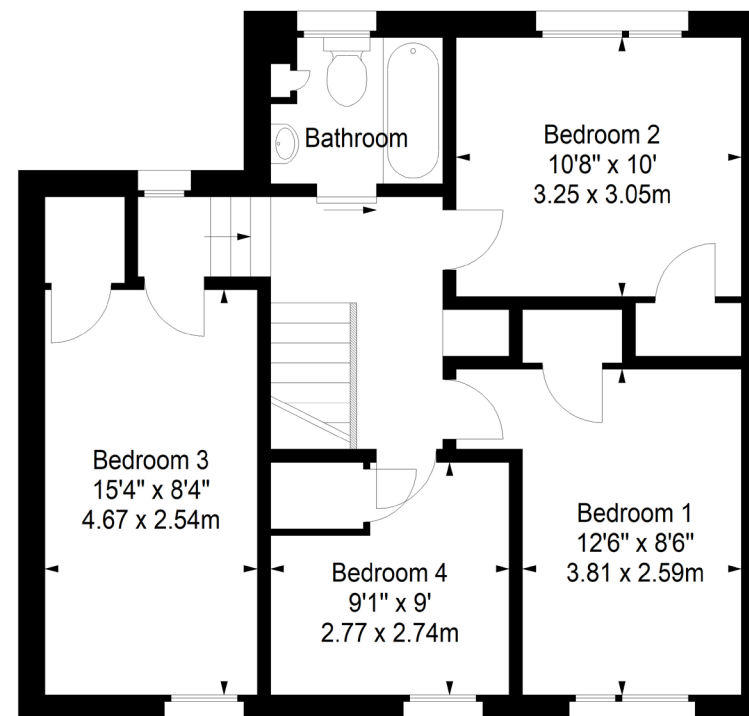
Approx. Gross Internal Area
1100 Sq Ft - 102.19 Sq M
Garage

Approx. Gross Internal Area
146 Sq Ft - 13.56 Sq M

For identification only. Not to scale.
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Ground Floor



First Floor

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WEBSITE: RESIDENTIAL.GILLESPIEMACANDREW.CO.UK

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.