



4 Buckstone Crescent
Edinburgh, EH10 6PL

No onward chain
Well proportioned rooms
Quiet estate
Private rear garden
EPC: D
Council tax band: E

Set within a highly desirable location, close to well-regarded schooling including Buckstone Primary School and Boroughmuir High School, this property presents an excellent opportunity for growing families or those seeking a home in a sought-after residential area.

The home offers a flexible layout arranged over two floors and has been extended to the rear to create additional family and dining space. While some modernisation may be required, there is excellent scope to reconfigure the layout to suit modern living, subject to the necessary permissions.

Accommodation in summary:

A welcoming entrance hallway provides access to the ground floor. To the front, a bright and spacious living room features a gas fire as a focal point, complemented by continuous timber-style flooring which flows throughout the ground level. Glazed doors lead through to the dining room, where patio doors open onto the rear garden. An open-plan connection to a further seating area creates a sociable and versatile space, ideal for entertaining, with both rooms benefiting from an abundance of natural light.

The galley-style kitchen is fitted with a range of wall and base units and includes a freestanding cooker, washing machine, dishwasher, fridge and freezer—all included in the sale. A convenient ground floor shower room is located off the hallway.

Upstairs, there are three bedrooms, two of which feature fitted wardrobes, all served by a family bathroom.

Externally:

To the front, a gravelled driveway with a paved section provides off-street parking and access to the garage.

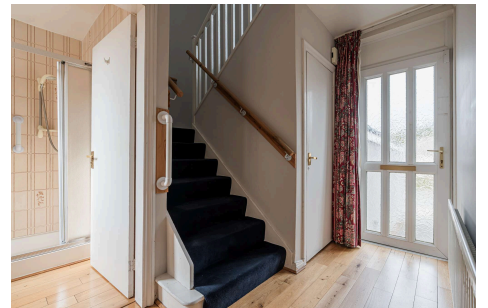
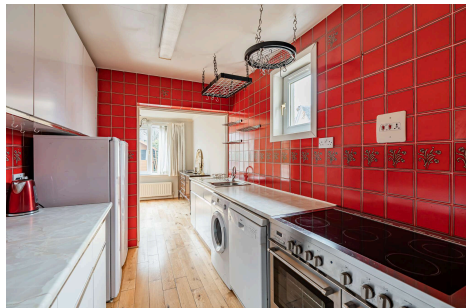
To the rear, the private garden is mainly laid to lawn and bordered by mature hedging, creating a peaceful setting. A paved patio area offers an ideal space for outdoor dining and entertaining, while a timber shed provides additional storage. A rear gate gives access to a shared area beyond.

Location:

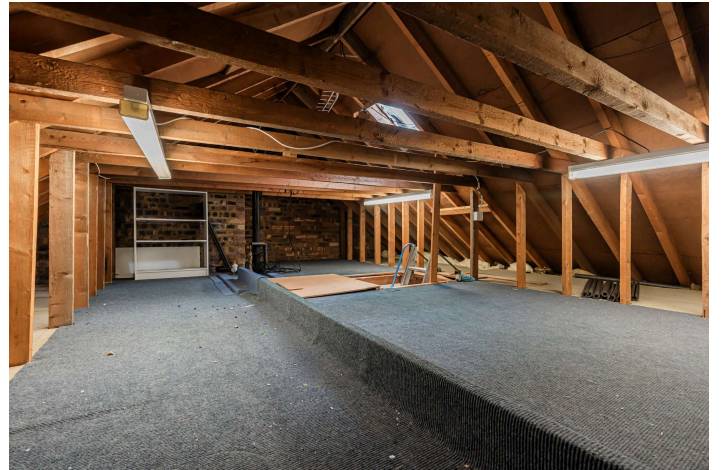
Situated within a friendly & desirable cul-de-sac with central spacious green and is situated in the established Buckstone area of South West Edinburgh at the foot of the Pentland Hills. The area is popular with families and has excellent schools within the local catchment area which include Buckstone Primary and Boroughmuir High School. Buckstone is well served by good amenities which include a parade of local shops on Buckstone Terrace and a convenience store on Biggar Road. There is also a larger Morrisons Supermarket closeby at Hunters Tryst and Morningside is only a short distance away where there are a host of excellent amenities including a wide selection of everyday shops, dentists, pharmacies, banks, a post office, restaurants, artisan shops, deli's and trendy pavement cafes with further facilities including a Waitrose Supermarket. The nearby Braid and Pentland Hills offer many pleasant recreational pursuits for walkers and cyclists and there are also a number of excellent golf courses and easy access to Hillend Ski-slope. Edinburgh's city by-pass is situated nearby providing links to the main motorway network, Edinburgh Airport and East Lothian. There is also a good bus service to Edinburgh City Centre and to surrounding areas.













Approx. Gross Internal Floor Area 113 Sq M / 1210 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst these particulars are believed to be correct their accuracy is not guaranteed

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