



9 Buckstone Court, Edinburgh, EH10 6UL

Delightful three-bedroom semi-detached family home with gardens, driveway and garage

URQUHARTS
EDINBURGH



DESCRIPTION

9 Buckstone Court is a delightful and spacious three-bedroom linked semi-detached villa with enclosed garden, driveway, and garage. Situated in the desirable Buckstone area, the location is superb with excellent local amenities and schools and is a convenient distance to the city centre & surrounding areas, with easy access to the city bypass for commuters.

Entrance hall; bright, generously sized sitting room with electric fireplace; modern fitted kitchen / dining room with wall and base units, built-in appliances, and large floor to ceiling window overlooking the rear garden; study/home office/playroom; three good sized double bedrooms, all with built in wardrobes/storage; and a bathroom with three-piece suite.

ACCOMMODATION

Entrance hall. Sitting room. Kitchen / Dining room. Three double bedrooms. Bathroom. Study/Home office/Playroom.

Gas central heating supplemented by solar water heating. Double glazing. Well-maintained front and rear gardens, with the rear garden mainly laid to lawn with mature borders and decked area. Driveway leading to a single car garage

LOCATION

Buckstone Court is situated approx. 3 miles south of the city centre, in a very well-regarded residential area. There are plenty of green spaces nearby including Braid Hills, Hermitage of Braid, Blackford Hill, the Pentlands Regional Park and Midlothian Snowsport Centre with dry ski slope. There are excellent golf courses virtually on the doorstep at Mortonhall, The Braids, and Swanston, and a children's golf course at The Hermitage. At Buckstone Terrace there are local shops catering for everyday needs, with a Morrisons supermarket at Hunters Tryst, Aldi and Tesco supermarket at Colinton Mains, and a Waitrose supermarket, M&S Food Hall, and Sainsbury's Local in Morningside. Morningside also has a range of boutiques, cafés, bars, restaurants, library and Dominion cinema. Regular bus services run to and from the city centre and surrounding areas, with the city bypass leading to the main motorway





networks as well as Edinburgh International Airport, and the Queensferry Crossing / Forth Road Bridge within proximity. The city bypass also provides access to popular retail parks at Straiton and The Gyle. Catchment schools include Buckstone Primary School, St Peter's RC Primary School, Boroughmuir High School and St Thomas of Aquin's RC High School with private schooling at George Watson's College, Merchiston School, and George Heriot's within short distance.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

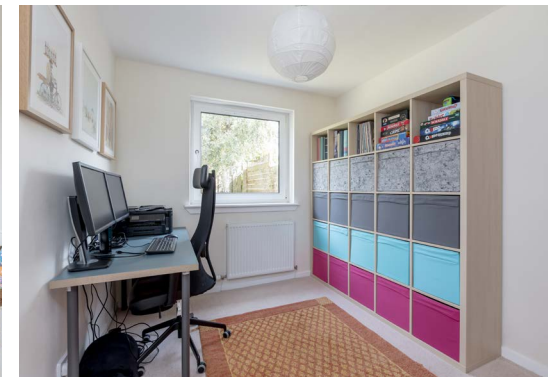
PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

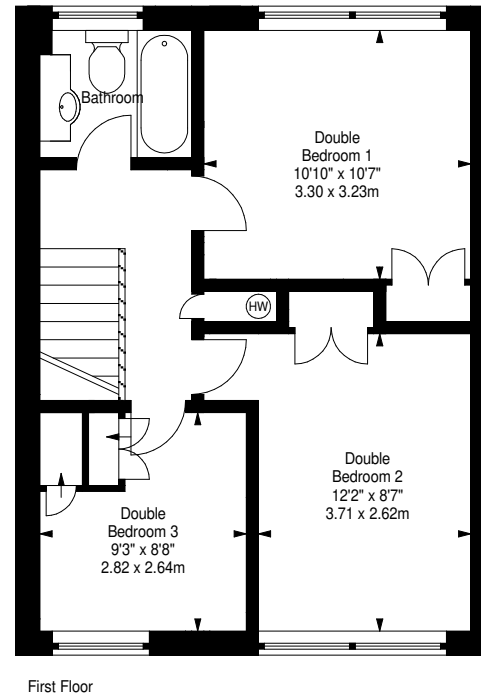
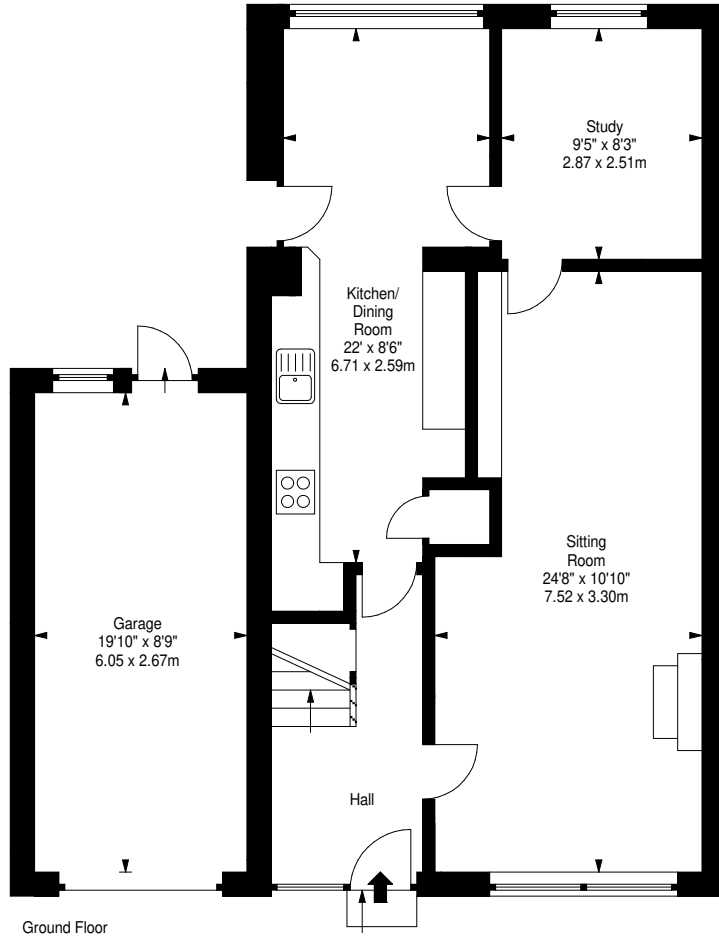
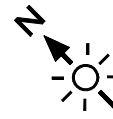
The property has a Council Tax Band **E**
The property has an Energy Rating Category **D**
Tenure Freehold



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Edinburgh, EH10 6UL



Approx. Gross Internal Area
1053 Sq Ft - 97.82 Sq M
Garage
Approx. Gross Internal Area
178 Sq Ft - 16.54 Sq M
For identification only. Not to scale.
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NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.
3. All measurements are approximate and any plans are for guidance only and are not guaranteed.
4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.
6. These particulars are not intended to nor will they form part of any contract.
7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.