

12 Buckstone Neuk, Buckstone, Edinburgh, EH10 6TU



## 12 Buckstone Neuk | Buckstone | EH10 6TU

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### Description

Enjoying a quiet cul-de-sac setting within an established modern estate close to excellent local amenities, first rate schools, quick transport links and vast open green spaces, is this appealing 3 bed terrace villa.

- Hallway
- Dual-facing living/dining room
- Kitchen with access to rear garden
- Two double bedrooms
- Bedroom 3
- Bathroom consisting of a white suite with shower over bath
- Attic
- Gas central heating with Worcester boiler and recently installed double glazing
- Enclosed south-facing rear garden
- Single lock-up garage

### Extras

The fitted carpets, oven, hob, dishwasher, fridge and garden shed are included.

**EPC Rating: C**

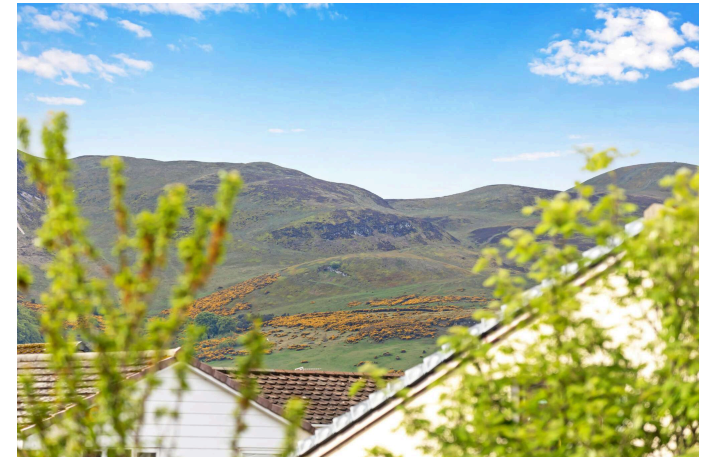
### Price and Viewing

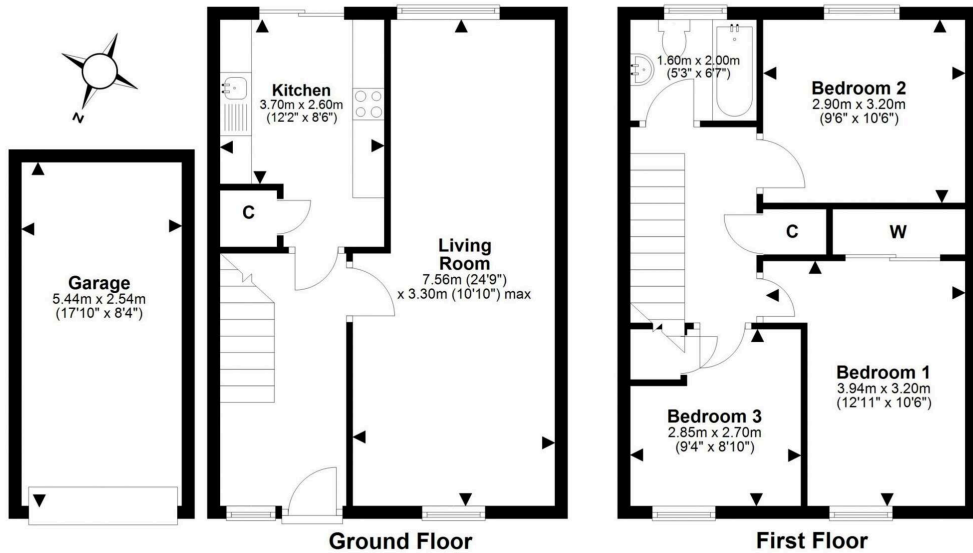
For price and viewing information or further details on this property please contact us on 0131 557 3188.



## Location

Situated at the end of a quiet cul-de-sac in a sought after development the area is very child friendly with an abundance of open green space and cycle friendly areas. Local shops are available on Comiston Road with the majority of major supermarkets a short drive away at Straiton and Colinton. Morningside is easily accessible by the frequent public transport and offers further boutique shopping and dining experiences in addition to Waitrose and M&S food. The property is in the catchment area for Buckstone Primary School, St Peter's RC Primary, Boroughmuir High School and St Thomas Of Aquin's High with the option of private schooling easily accessible. There are bus services to the City from the main road and easy access to the City Bypass. Walks in the braid hills and Morton hall estate can be accessed direct from the development and Recreational facilities nearby include Golf Courses, Midlothian Snowsports Centre and the Pentland Hills Regional Park.





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.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

