



Location

This well presented three bedroomed end terraced house is located in the highly popular residential area of Buckstone, just South of the city centre. The bright and spacious family room is connected to a study area, it has a dining area leading to the kitchen and also leading out to the external decking/entertaining area. There is a driveway and garage at the front of the property and a large private child safe and dog secure garden to the rear.

This family home is in the Boroughmuir High School and Buckstone Primary School catchment area. There are good local amenities nearby ranging from the nearby shops on Buckstone Terrace to the larger Tesco, Morrisons and Aldi. A short distance away it the bustling area of Morningside with an excellent range of small independent shops, cafes, bars and restaurants as well as other essential services including Waitrose and M&S Foodhall.

Braid Hills offer superb leisure opportunities with public golf courses and open parkland and the neighbouring Buckstone Woods, Hermitage of Braid, Pentland Hills and Blackford Hill are the ideal location for leisurely walks. The golf courses of Mortonhall and Swanston are within easy reach as is Midlothian Snowsport Centre at Hillend.

Its proximity to the by-pass makes it ideal for the commuter with speedy access to the motorway network and Edinburgh Airport. There are regular bus services to and from the City Centre.

Home Report

Please visit: www.allingham.co.uk or www.espc.com





Accommodation

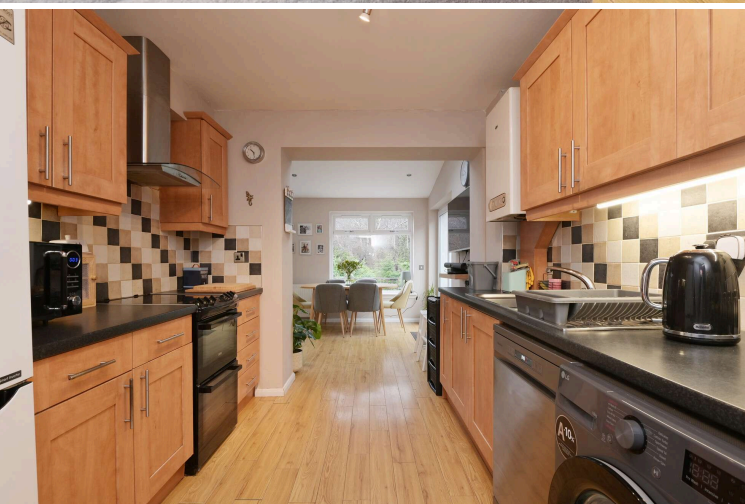
Entrance Hallway with storage cupboards
 Living Room
 Family Room with Dining Area and Study
 Kitchen comprising washing machine, dishwasher, free standing fridge freezer and electric cooker. (These items are all included in the sale and are believed to be in good working order though their condition is not warranted).
 3 good sized bedrooms
 1 family bathroom
 All curtains and light fittings are also included in the sale

Key Features

3 Bedroom family home
 Large family room with dining area and study
 Separate Living room
 Sought after residential area
 Garage and driveway
 Gardens to front and rear. The rear garden is child safe and dog secure.

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.



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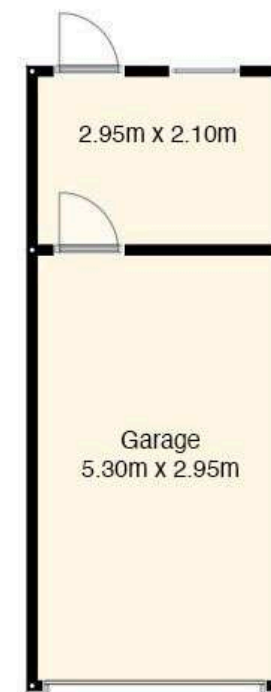
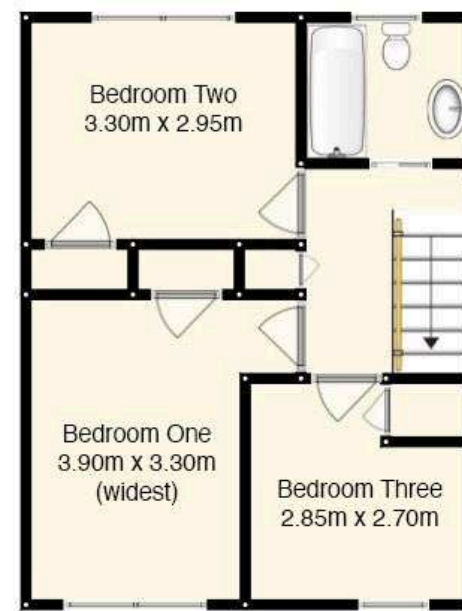
Fax Property - 0131 441 4517

Email Property - property@allingham.co.uk

DX 225 Edinburgh

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Approx
House 92m²
Garage 22m²