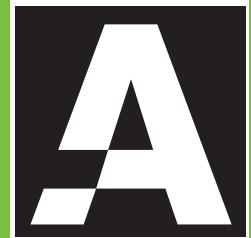




**15 Buckstone Crook
Edinburgh, EH10 6XR**



"15 Buckstone Crook is a superb detached 4 bedroom home, situated at the end of a quiet residential cul-de-sac in the highly desirable area of Buckstone"

- HALLWAY
- LIVING ROOM
- KITCHEN
- UTILITY ROOM
- GARAGE
- DOWNSTAIRS W.C
- BEDROOM ONE (DOUBLE)
- SHOWER ROOM
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- BEDROOM FOUR (SINGLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT, SIDE & REAR GARDENS





LOCATION

Buckstone is a well-established residential area, around four miles south of Edinburgh city centre. The area has a range of amenities nearby including a Morrisons Supermarket at Hunter's Tryst and a Tesco at Colinton Mains. Nearby Morningside offers a wider choice of cafes, restaurants & pubs, independent shops, galleries, The Dominion cinema. The Hermitage, Braidburn Valley Park, Colinton Mains Park and Blackford Hill are all in close proximity and offer wonderful walks and views of Edinburgh. The Braid Hills Golf Course is situated less than 10 minutes away, as is Mortonhall Golf Club. Schools are well represented in the area from Nursery to Secondary, with Buckstone Primary School, which feeds into the well regarded Boroughmuir High School. The city bypass is only a short drive away which provides fast and efficient road links to the South, Edinburgh Airport and the wider motorway network.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band F, however, please check with the local authority.

DESCRIPTION

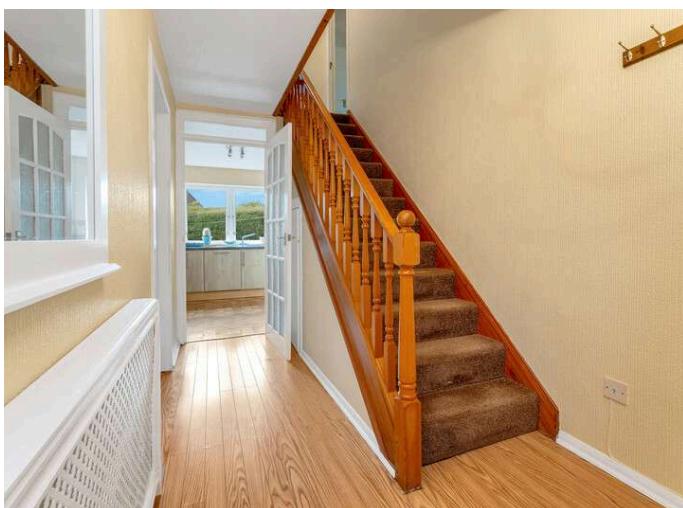
15 Buckstone Crook is a superb detached 4 bedroom home, situated at the end of a quiet residential cul-de-sac in the highly desirable area of Buckstone, a short drive from the vast amenities of Morningside. The well-presented accommodation, which is flooded with natural light, comprises: welcoming hallway; bright and spacious living room diner, large enough to accommodate a table and chairs for 6, with patio doors leading to the low maintenance rear garden; fitted kitchen with ample floor and wall mounted storage units with utility room off; double bedroom 1 with fitted wardrobes; en-suite shower room; double bedroom 2 to the rear with built in wardrobes and store cupboard; double bedroom 3 with built in wardrobes; versatile single bedroom 4; family bathroom and downstairs WC. Externally, there are beautifully manicured garden grounds situated to the front, side and rear of the house. The private and fully enclosed rear garden boasts an expansive decked patio, perfect for entertaining and alfresco dining in the summer months. Further benefits include gas central heating, double glazed windows and driveway suitable for 3 cars leading to a single garage.

EPC RATING

The energy efficiency rating for this property is band D

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.

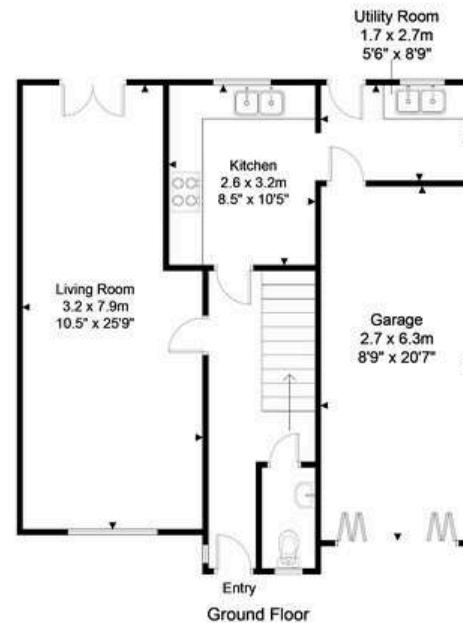
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



15 Buckstone Crook, Buckstone, EH10 6XR

Approximate Gross Area

138 sq m / 1485 sq ft



Disclaimer : This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective parties should rely on their own enquiries.



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