



23 Buckstone Drive, Edinburgh, EH10 6PH

www.mcdougallmcqueen.co.uk



McDougall McQueen present to the market this bright and spacious three bedroom detached property with beautiful gardens to the front and rear along with a single garage and driveway. The property is ideally located in the sought-after area of Buckstone close to many local amenities and transport links. This property would make a perfect family home. Presented to the market in excellent order throughout, we would recommend an early viewing.

- Reception hallway with under stairs cupboard, patio doors access the decking area.
- Living room rear facing with a feature fireplace and patio doors access into the dining room.
- Fully fitted kitchen with a range of wall and base units.
- Dining room ideal for entertaining.
- Upper landing with linen cupboard and hatch to floored attic.
- Double bedroom rear facing.
- Double bedroom front facing with built in storage, lovely

- views of the Pentland Hills.
- Third bedroom rear facing.
- Bathroom comprising WC, wash hand basin and bath with shower over.
- Gas central heating.
- Double glazing.
- South west facing front garden with a lovely decking area.
- Rear garden with two garden sheds and decking area.
- Single garage and driveway.



Location

The highly regarded Buckstone area of Edinburgh lies to the south of the City Centre. The area is well served by a range of amenities including a Morrisons superstore at Hunter's Tryst and Tesco at Colinton Mains. A more comprehensive range of facilities can be found in Morningside which is just a little further afield. Schooling is well represented from nursery to senior level, with Buckstone having its own well reputed primary school. Pleasant walks can be enjoyed at nearby Braid Hills. An efficient public transport network operates to most parts of the town and the City Bypass and main motorway networks are within easy reach.

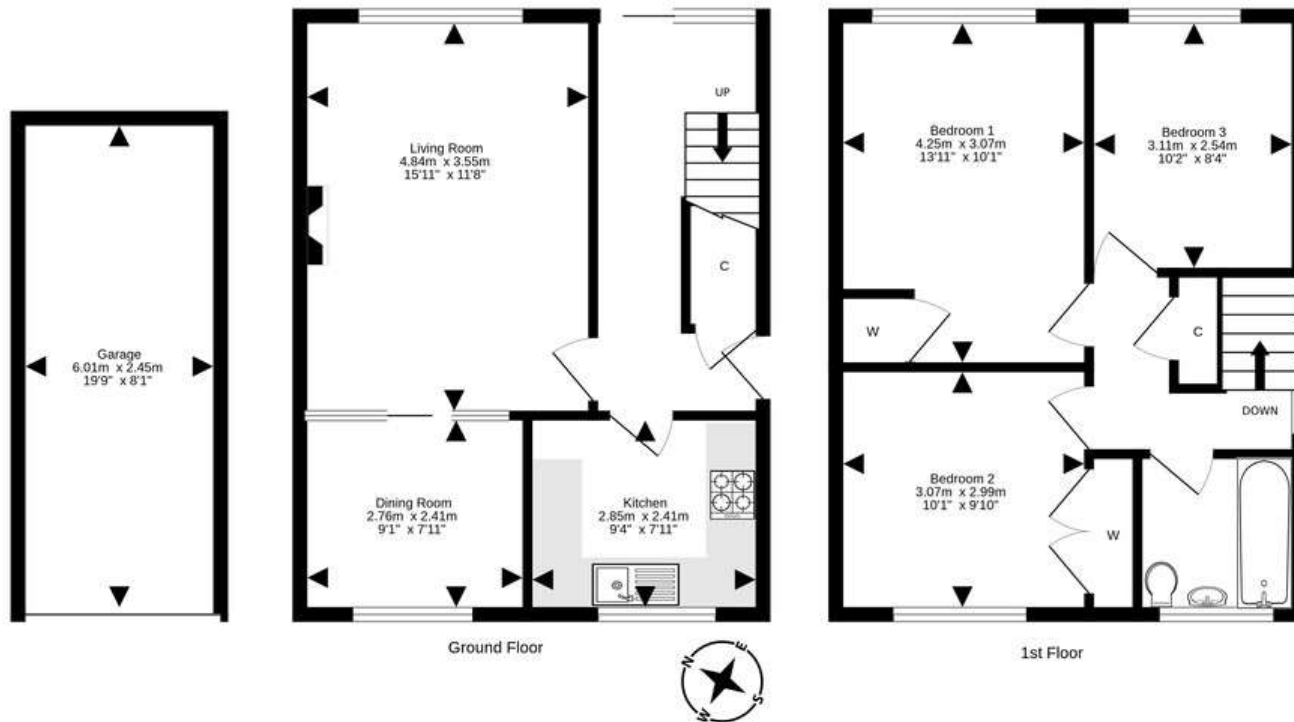
Extras

Included in the sale are the white goods, window coverings and fixtures & fittings.

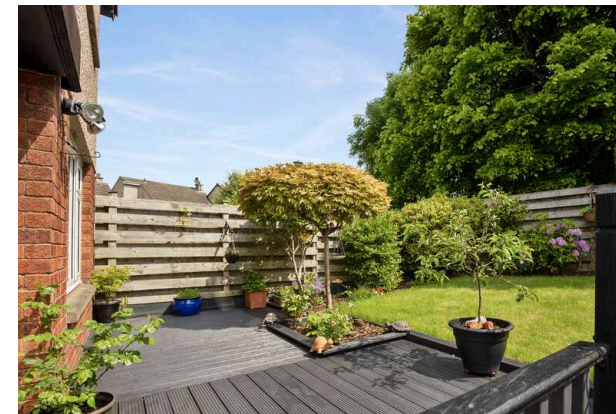
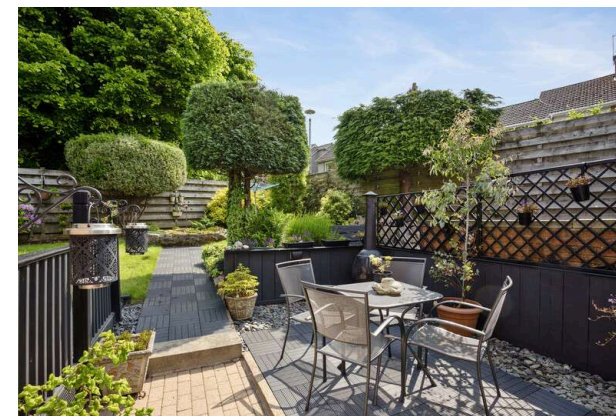
Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - D



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

