

Jardine Phillips
Solicitors • Estate Agents

BUCKSTONE

1 BUCKSTONE GARDENS
EH10 6QD



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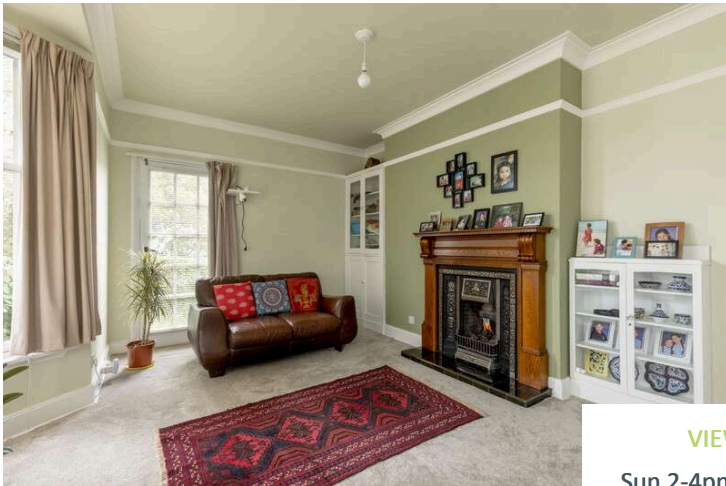
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EPC RATING: E

OFFERS OVER £590,000

PROPERTY DESCRIPTION

- Veranda with space for pots, new front door and tiled vestibule leading to hallway with handy space for hanging coats
- Spacious bay windowed drawing room with side window, feature living flame fire & surround, period fitted cupboards and door to
- Rear conservatory built by CR Smith used as a second sitting room overlooking the garden
- Bedroom 4 currently used as a family room/study with real working fire
- Kitchen fitted with a wide range of wooden units and integrated appliances, utility area and double doors to
- Sunny west facing conservatory currently used as a dining room
- Principal bedroom downstairs with ensuite bathroom and floor to ceiling fitted storage
- Family bathroom with whirlpool bath, vanity sink unit, touch screen mirror and large storage cupboard
- Separate WC
- Staircase leading to open hallway with storage cupboard, picture window with views over the garden and hatch to small attic space
- Double bedroom 2 with original fire surround, great views and access to large eaves storage
- Bedroom 3 with original fire surround
- Loads of 1930's period features including cornices, picture rails, cupboards & fireplaces
- Gas central heating
- Up to date smoke alarms
- Original windows with secondary glazing downstairs to front and double glazing upstairs



VIEWING

Sun 2-4pm or by appt

Jardine Phillips

0131 4466850





WONDERFUL FAMILY HOME - DETACHED FOUR BED DORMER BUNGALOW WITH GARDENS AND EXCELLENT ENTERTAINING SPACE BOTH INSIDE AND OUT

Four bed, three public room detached property in popular Buckstone location, in catchment for excellent schools. Super gardens, off street parking to the front and handy garage. Lovely period features, flexible accommodation and potential to extend further if required. Excellent transport links and access to wide open spaces & amenities.

AREA

Buckstone is a very popular area in the South of the city, close to Fairmilehead, with excellent transport links to Morningside and its wide range of supermarkets (including Waitrose and M&S Simply Food), independent shops, speciality food stores, coffee shops, bars and restaurants. Further local shopping is available at the nearby Buckstone shops and larger supermarkets at Hunters Tryst, Colinton and Straiton Retail Park. The property is in the catchment for the well renowned Buckstone Primary School and Boroughmuir High School which is regularly awarded 'Best State School in Scotland'. There are a wide range of amenities available a short distance away, including a library, the very popular Dominion Cinema and Church Hill Theatre. There are amazing walks and open spaces including the Pentland Hills, Fairmilehead Park, Braid Hills and the Mortonhall Estate. There are plenty of golf courses in the

vicinity, together with Midlothian Snowsports Centre. Easy access to the city bypass and the motorway network beyond. Numerous bus services from the main road.

GARDEN

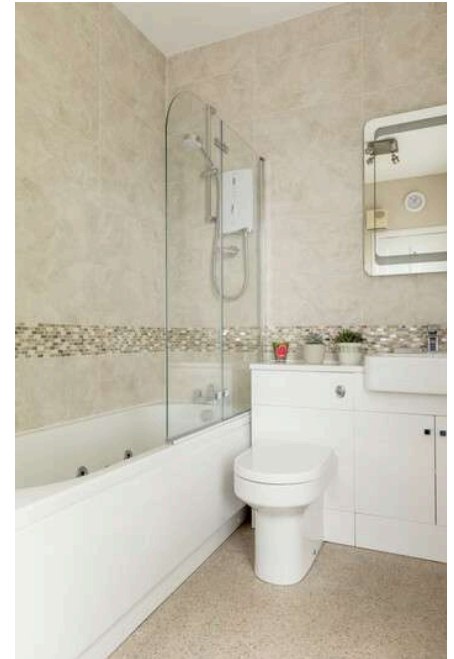
Pretty front garden, driveway with parking for numerous cars and access to large garage & rear garden. Well stocked, secluded rear garden with summer house, shed, security lighting, patio areas, impressive tree, large lawn and borders.

EXTRAS

The blinds/curtains, light fittings (except for the one in the living room), integrated induction hob, double oven, extractor, fridge, freezer and washing machine are included in the sale. Conservatory sitting room furniture and dining room table & chairs can be included if required.

HOME REPORT VALUATION

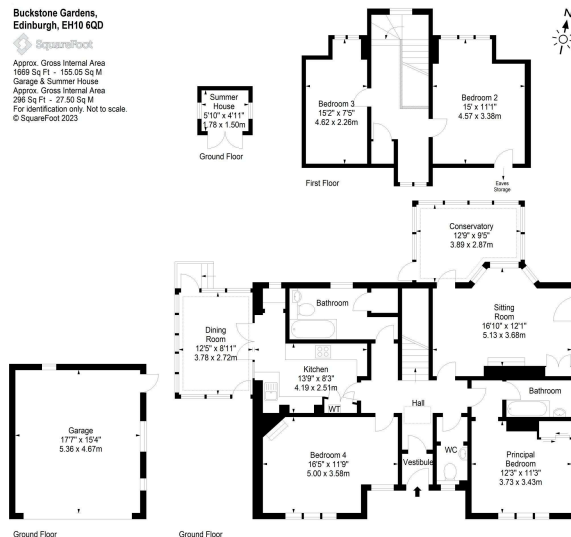
£600,000



Vestibule Hall	16'10 x 12'1 (5.13 x 3.68m)
Drawing room	12'9 x 9'5 (3.89 x 2.87m)
Conservatory	113'9 x 8'3 (4.19 x 2.51m)
Kitchen	12'5 x 8'11 (3.78 x 2.72m)
Dining room conservatory	12'3 x 11'3 (3.73 x 3.43m)
Principal bedroom	
Ensuite bathroom	
Family bathroom	
Separate WC	
Bedroom 4/family room	16'5 x 11'9 (5.00 x 3.58m)
Bedroom 2	15' x 11'1 (4.57 x 3.38m)
Bedroom 3	15'2 x 7'5 (4.62 x 2.26m)
Garage	17'7 x 15'4 (5.36 x 4.67)

**Buckstone Gardens,
Edinburgh, EH10 6GD**

 SquareFoot
Approx. Gross Internal Area
1669 Sq Ft - 155.05 Sq M
Garage & Summer House
296 Sq Ft - 27.50 Sq M
For identification only. Not to scale.
© SquareFoot 2023



Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

