



RALPH SAYER
SOLICITORS & ESTATE AGENTS

21 Buckstone Hill

Buckstone, Edinburgh, EH10 6TJ

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Set on a cul-de-sac, this three-bedroom mid-terrace house has a peaceful setting in sought-after Buckstone. It is within easy reach of amenities, schools, and transport links, as well as Edinburgh's picturesque Green Belt. The home is well-presented throughout in light neutral tones, featuring a spacious living/dining room (with doors to the rear garden) and a galley-style kitchen with a handy service hatch to the dining area. Furthermore, the versatile property has off-street parking and a rear garden that is predominantly laid to lawn.

Extras: all fitted floor and window coverings, light fittings, an integrated oven and five-burner gas hob, a freestanding fridge/freezer, and a washing machine to be included in the sale.

Property Summary

- Well-presented mid-terrace house
- Situated in popular Buckstone
- Naturally-lit entrance hall
- Large, dual-aspect living/dining room
- Modern kitchen with garden access
- Two double bedrooms with wardrobes
- Versatile single bedroom with storage
- Bright three-piece bathroom
- Well-kept front and rear gardens
- Off-street parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - E





Two double bedrooms with wardrobes, a versatile single bedroom with storage and a bright three-piece bathroom



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dream property!



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property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

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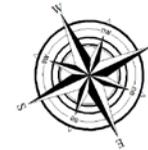
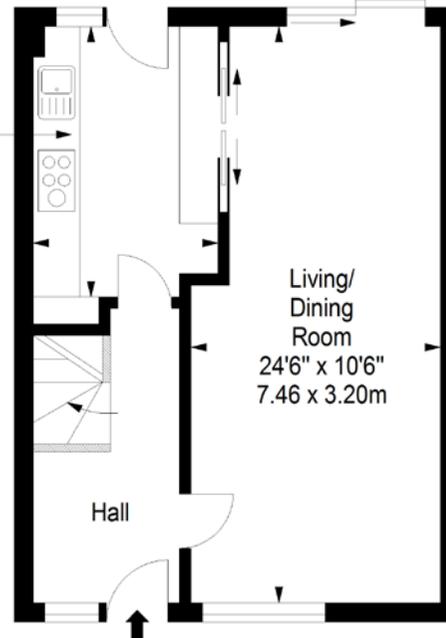
  

DISCLAIMER

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. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, 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.

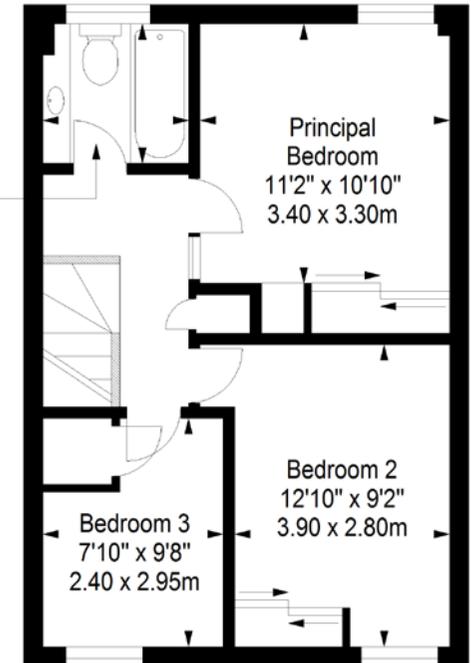
Ground Floor
Approx. 39.5 sq. metres (425.2 sq. feet)

Kitchen
11'6" x 6'3"
3.50 x 1.90m



First Floor
Approx. 42.6 sq. metres (458.5 sq. feet)

Bathroom
5'11" x 5'11"
1.80 x 1.80m



Total area: approx. 82.1 sq. metres (883.7 sq. feet)