

# ALLINGHAM&CO

traditional values | modern practice

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22 Buckstone Crescent, Edinburgh, EH10 6PL  
1 RECEPTION | 3 BEDROOMS | 1 BATHROOM | EPC: E

This well presented three bedroomed end terraced townhouse is located in the highly popular residential area of Buckstone, just South of the city centre. The bright and spacious living room is connected to the dining kitchen with bi-fold doors providing flexible family accommodation. There is a driveway and garage at the front of the property and a private garden to the rear.

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](http://www.allingham.co.uk) or [www.espc.com](http://www.espc.com)

#### Price and Viewing

For current price and viewing details, please visit [espc.com](http://espc.com) or [www.allingham.co.uk](http://www.allingham.co.uk) or telephone Allingham & Co on 0131 447 9341.







## Accommodation

Front access porch leading to hallway and stairs to first floor

Bright, spacious living room with fireplace and gas fire. Bi-fold doors lead to the kitchen

Dining kitchen with wall and base mounted units, cooker, hob, extractor fan and washing machine (these items are believed to be in good working order though their condition is not warranted). Ample space for dining table and patio doors leading to the rear garden.

Three good sized bedrooms, one with built in mirrored wardrobe

Family bathroom comprising of bath with shower over, wash basin and WC

Gas central heating

Double glazing

Driveway to the front of the property

Single garage

Private garden to the rear



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## ALLINGHAM & CO OFFICES

### COLINTON - PROPERTY CENTRE

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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 98m<sup>2</sup>  
Garage 14.5 m<sup>2</sup>

