

Jardine Phillips  
Solicitors • Estate Agents

BUCKSTONE

7 BUCKSTONE TERRACE  
EH10 6QA



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EPC RATING: E

OFFERS OVER £530,000

## PROPERTY DESCRIPTION

- 'T' shaped hallway leading to all the rooms
- Spacious & light sitting/dining room to front with twin windows, feature period fireplace, octagonal window, Edinburgh press and designer radiators
- Galley kitchen to rear with range of units & appliances, now requiring updating. Access to both the cellar & the attic space
- Pantry/utility room leading to steps to rear garden
- Large master bedroom to front with bay window, period fireplace & feature octagonal window to side
- Two further double bedrooms to rear, one with fitted cupboard
- Recently updated bathroom with curved bath with shower over, vanity sink unit, wc & heated towel rail
- Gas central heating with combi boiler located in the attic – replaced about 3 years ago
- Mainly double glazed windows
- Loads of period features including panel doors, fireplaces, fitted cupboards and stripped wood flooring in many of the rooms
- Potential to extend into the attic space or convert the large cellar into living accommodation, subject to the usual planning consents
- Front lawned garden and very large rear garden with patios, lawns, shrubs, borders & trees – exceptional potential to extend into the garden as nearby properties have done
- Driveway with off street parking leading to attached garage



### VIEWING

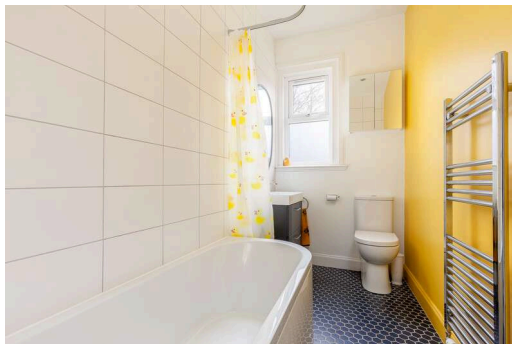
Sun 2-4pm or Pls Call

Jardine Phillips

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## RARELY AVAILABLE THREE BED DETACHED BUNGALOW ON HUGE PLOT WITH OODLES OF EXTENSION POTENTIAL IN EXCELLENT SCHOOL CATCHMENT

It is rare to find an original three bed bungalow in this area and this one has extension potential written all over it. Ready to move into with three good sized double bedrooms and an updated bathroom. The kitchen still remains to be refurbished but you could put your own stamp on it. In the catchment for the ever-popular Buckstone Primary and Boroughmuir High Schools. A wealth of amenities on your doorstep and great transport links into the city centre.

### 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. 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 nearby including the Pentland Hills, Fairmilehead Park, Braid Hills and the Mortonhall Estate. There are also plenty of golf courses in the vicinity, together with Midlothian Snowsports Centre. Numerous bus services run from the main road into the city centre and there is easy access to the city bypass & the motorway network beyond.

### EXTRAS

The blinds/curtains, light fittings, freestanding electric oven, freestanding fridge and washing machine are included in the sale.

### HOME REPORT VALUATION

£550,000



Sitting/dining room	15'10 x 11'8 (4.83 x 3.56m)
Kitchen	8'6 x 7'10 (2.59 x 2.39m)
Bedroom 1	14'2 x 12'10 (4.32 x 3.91m)
Bedroom 2	12'10 x 9'10 (3.91 x 3.00m)
Bedroom 3	9'8 x 9'4 (2.95 x 2.84m)



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.