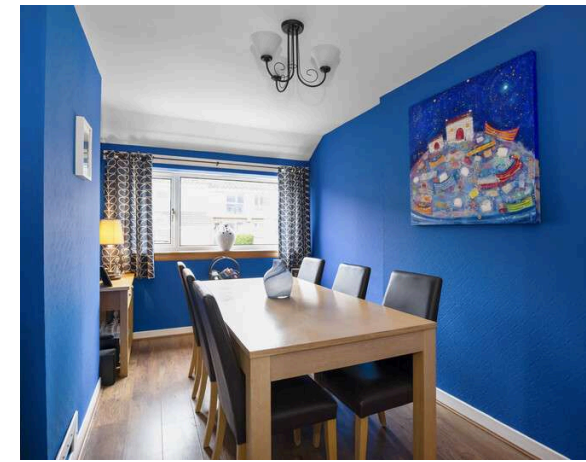




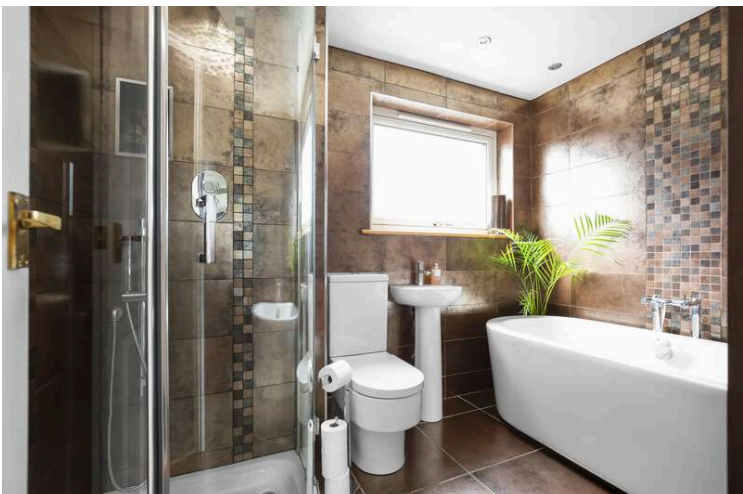
20 Buckstone Wynd, Edinburgh, EH10 6UQ

www.mcdougallmcqueen.co.uk



Welcome to Buckstone Wynd, this delightful, well-proportioned three bedroom terraced villa offers bright and spacious accommodation with private gardens to the front and rear along with a driveway. The property is ideally located in the sought-after Buckstone area of Edinburgh close to local amenities, highly regarded schooling and swift transport links. The property is presented to the market in immaculate order throughout, we would recommend an early viewing.

- Reception hallway with a walk in storage cupboard.
- Rear facing living room, patio doors access the rear garden.
- Stylish kitchen equipped with a range of wall and base units along with a breakfast bar and integrated appliances.
- Dining room, home office or bedroom four located on the ground floor with a useful storage cupboard.
- Staircase to the upper level, hatch to partially floored attic housing the boiler and accessed by a fixed ladder.
- Double bedroom rear facing with built in wardrobe storage.
- Double bedroom front facing free standing wardrobe included.
- Double bedroom rear facing with wardrobes included.
- Impressive bathroom comprising WC, wash hand basin, bath, shower cubicle and free standing unit included.
- Gas central heating and double glazed throughout.
- Private gardens to the front and rear with a driveway to the front.



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 which feeds to Boroughmuir High School. Pleasant walks can be enjoyed at the nearby Braid Hills and the Pentland Hills are also within easy reach. The Straiton retail park is a short drive away, with a large variety of shops. An efficient public transport network operates to most parts of the town and the City Bypass and main motorway networks.

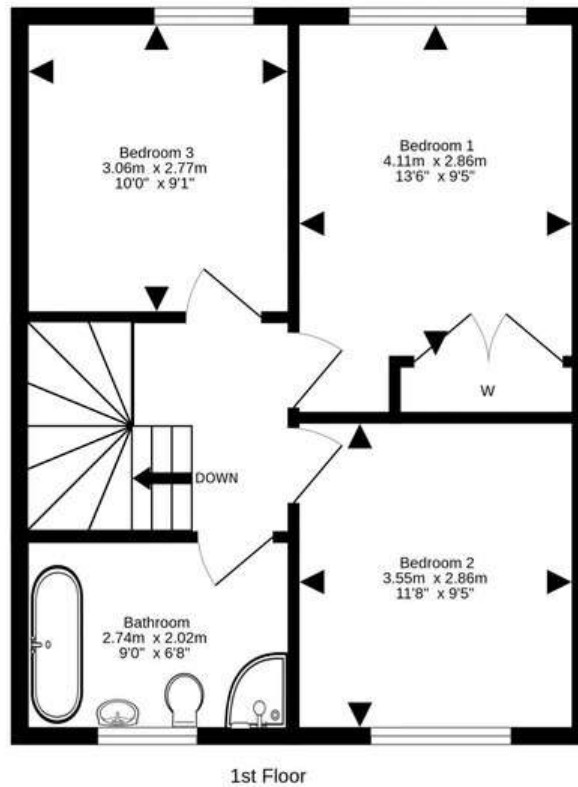
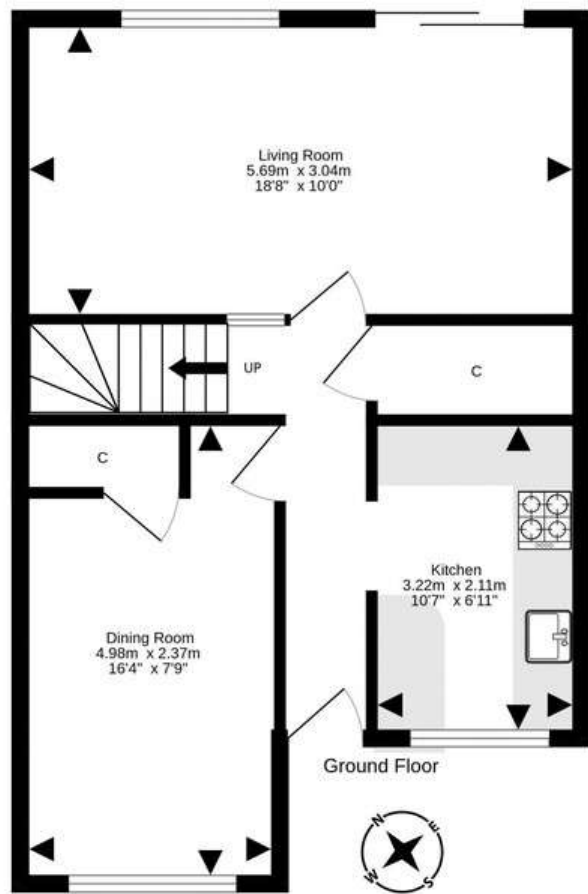
Extras

The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included.

Price & Viewing

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

EPC Band - C



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.

