



24 Buckstone Howe, Edinburgh, EH10 6XF

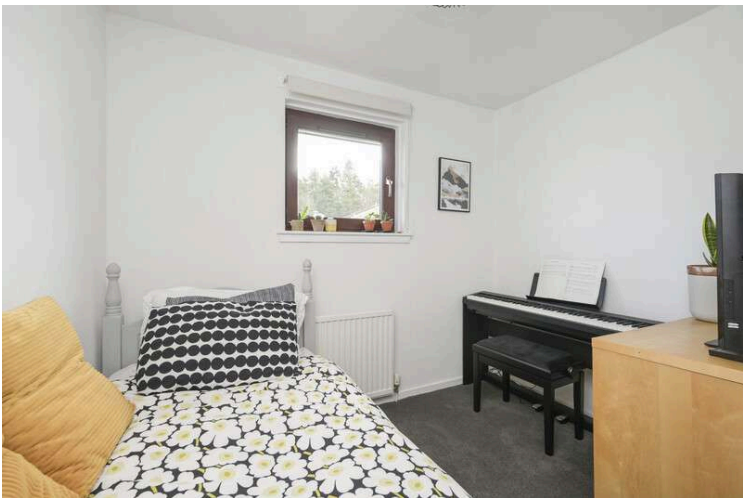
www.mcdougallmcqueen.co.uk



Enjoying an enviable position close to lovely woodland with an open outlook, this delightful three bedroom terraced property offers excellent family accommodation. The property is conveniently located in the popular Buckstone area of Edinburgh being close to many local amenities, highly regarded schooling and swift transport links. The property further benefits from gardens to the front and to the rear along with an allocated parking space with the option to erect a garage. Presented to the market in good order throughout, we would recommend an early viewing

- Reception hallway.
- Living/dining room with windows to the front and rear offering lots of natural light.
- Fully fitted kitchen with a range of wall and base units along with integrated appliances, door accesses the rear garden.
- Front facing double bedroom with a useful storage cupboard.
- Double bedroom rear facing with good sized storage cupboard.
- Bathroom comprising WC, wash hand basin, vanity storage bath with shower over, ladder radiator.
- Upper landing with a linen cupboard and hatch to attic space.
- Double glazing throughout.
- Gas central heating with Hive technology.
- Private gardens to the front and to the rear, to include summerhouse and garden shed.
- Private allocated parking space, further on street parking.

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Location

Buckstone offers a breath of fresh air for families and those looking to escape the bustle of central Edinburgh, whilst remaining within easy striking distance of the capital. Lying southwest of the city and the beautiful Braid Hills, the area offers a great feeling of space without sacrificing local amenities and shops. Neighbouring Morningside offers a wealth of independent shopping and eateries, including delicatessens, bistros and bars, plus a Waitrose and M&S supermarkets. Escaping to nature couldn't be easier, with the Hermitage of Braid and Blackford Hills Nature Reserve right on your doorstep, offering everything from a stroll in the peaceful walled garden, to a visit to the Royal Observatory or wildlife watching at Blackford Pond. The Pentland Hills Regional Park offering hiking, pony trekking and cycling is just a short drive away. Buckstone is served by an excellent range of state and private schools including early years, primary and secondary education with Boroughmuir High School being within catchment area. The area is also perfectly situated for commuters, with good bus services into Edinburgh and easy access to the City Bypass and motorway network.

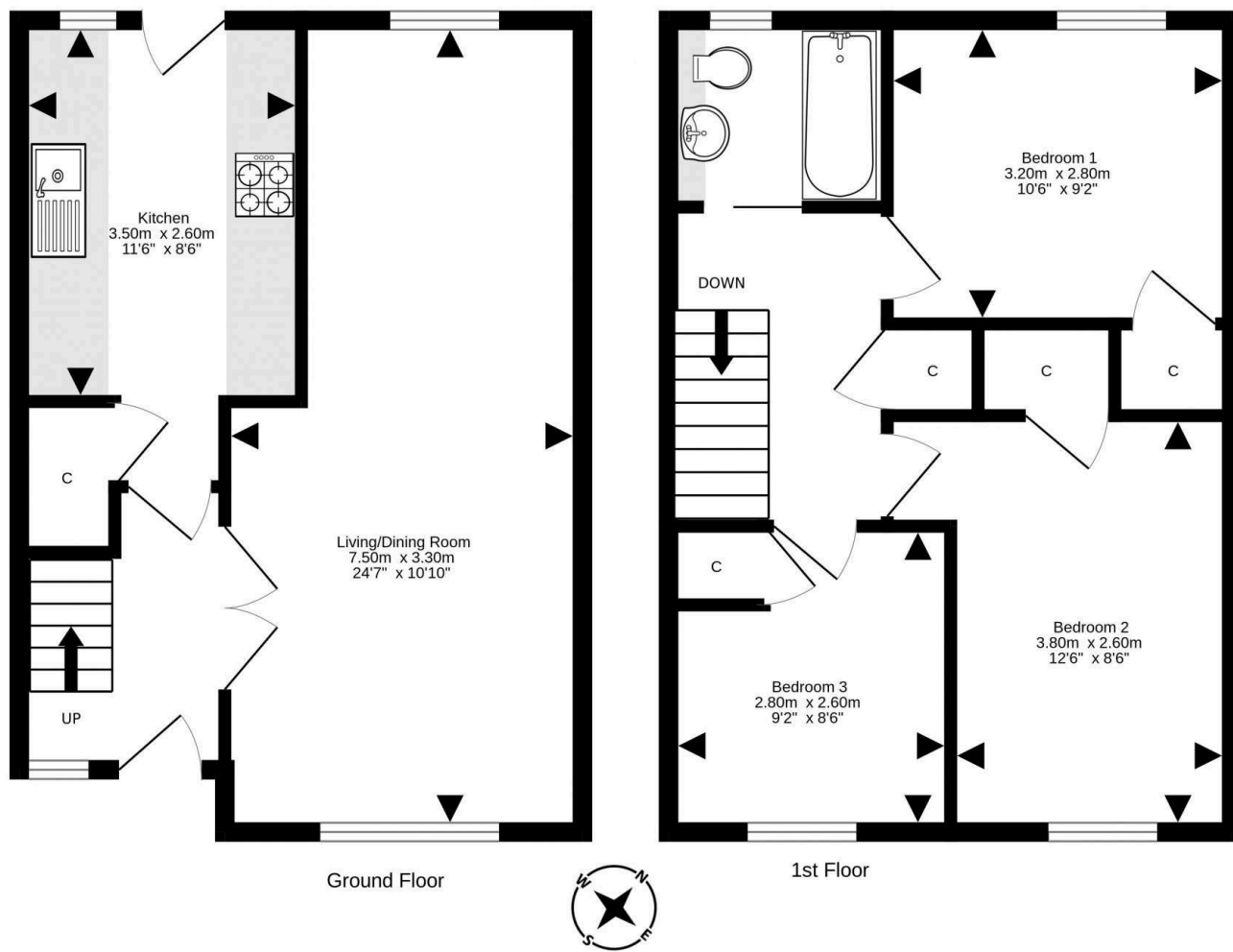
Extras

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.

