



30 Buckstone Shaw, Edinburgh, EH10 6XP

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Rarely available this one bedroom end of terrace property offers bright and spacious accommodation arranged over two floors with pretty gardens to the front and to the rear, located at the end of a cul-de-sac backed by woodland making this an ideal first time buy or investment opportunity. The property is ideally located in the popular Buckstone area of Edinburgh close to many local amenities and swift transport links. Presented to the market in good order throughout, we would recommend an early viewing.

- Front door enters the living room.
- Living room with windows to the front, kitchen off, large storage cupboard.
- Kitchen with integrated oven, hob, fridge, washing machine, ample wall and base units.
- Staircase to upper landing.
- Hatch to the attic accessed by a pull down ladder.
- Good sized double bedroom with mirrored three door

fitted wardrobe.

- Modern bathroom with WC, wash hand basin and bath with shower over, storage cupboard housing the boiler.
- Internally the property benefits from gas central heating and double glazing.
- Residents and visitors parking.



Location

Lying southwest of the city centre, easily reached in under 20 minutes, and positioned at the foot of the Braid Hills, Buckstone promises a highly desirable suburban setting. Nearby Morningside boasts a wealth of local independent shopping and entertainment amenities, including cosmopolitan bistros, bars and the boutique Dominion Cinema, plus two high-end supermarkets. Beautiful green spaces in the surrounding area include the Hermitage of Braid and Blackford Hills Nature Reserve and the Pentland Hills Regional Park, whilst indoor sports facilities can be found at the Craiglockhart Leisure Centre. Golf enthusiasts are also spoiled for choice with the Braid Hills, Swanston and Mortonhall Golf Club all close by. Buckstone is served by a superb selection of state and private schools. The area is also perfectly placed for swift commuting, with good bus services into Edinburgh and easy access to the City Bypass and motorway network.

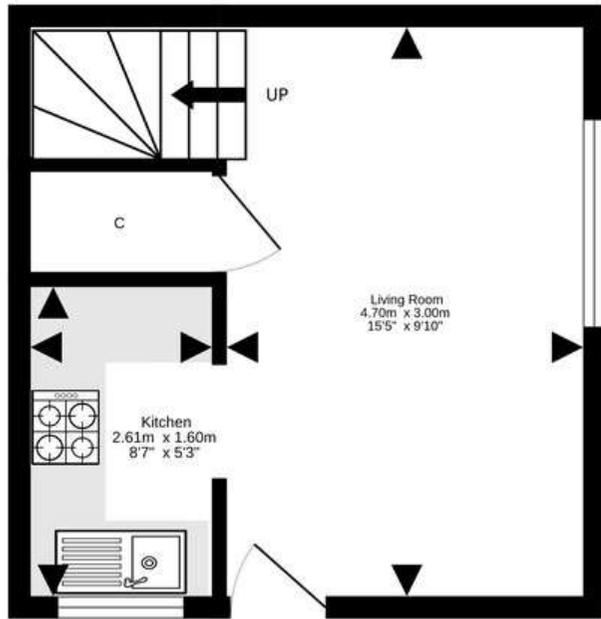
Extras

Included in the sale are the kitchen appliances, fixtures & fittings and all floor coverings. Please note the washing machine is not included in the sale.

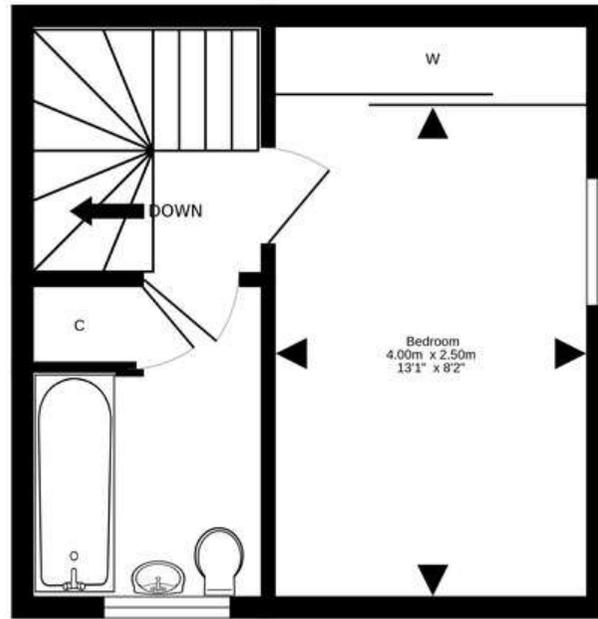
Price & Viewing

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

EPC Band - C



Ground Floor



1st Floor



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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Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193
 Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

E: property@mcdougallmcqueen.co.uk
www.mcdougallmcqueen.co.uk

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.

