

Jardine Phillips  
Solicitors • Estate Agents

BUCKSTONE

34 BUCKSTONE DRIVE  
EH10 6PQ



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EPC RATING: E

OFFERS OVER £315,000

## PROPERTY DESCRIPTION

- Small vestibule with doors to both the front and rear gardens leading to a hall with handy understairs storage cupboard & further storage on the upper landing
- Spacious living/dining room with a feature fireplace, floor to ceiling windows to the front, space for dining table & French doors to the rear garden
- Galley kitchen with good range of units & appliances
- Master bedroom to rear with fitted wardrobe
- Double bedroom two to front with fitted wardrobe
- Single bedroom three – ideal for a child or as a study
- Fully tiled family bathroom with bath with shower over, sink & wc
- Gas central heating from combi boiler in the kitchen replaced in 2023
- Upvc double glazed windows
- Large front garden and rear garden with paved patio areas, flower beds and a green house
- Garage with driveway for off street parking
- Buckstone Residents Association - £25 per annum payable by all residents in area for maintenance of communal grounds

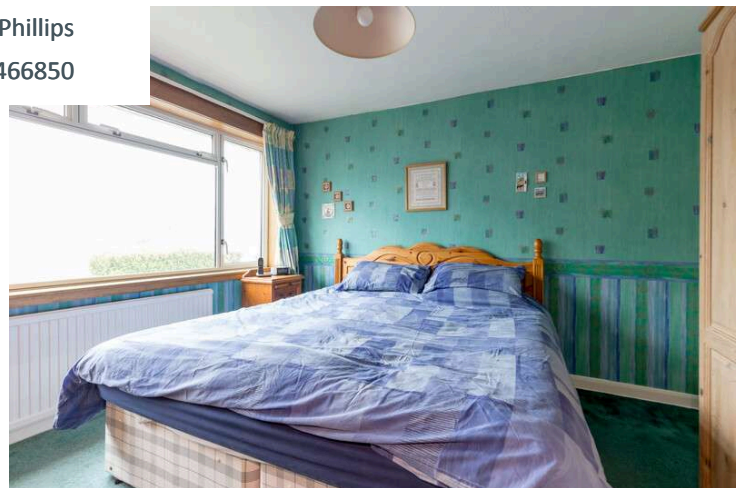
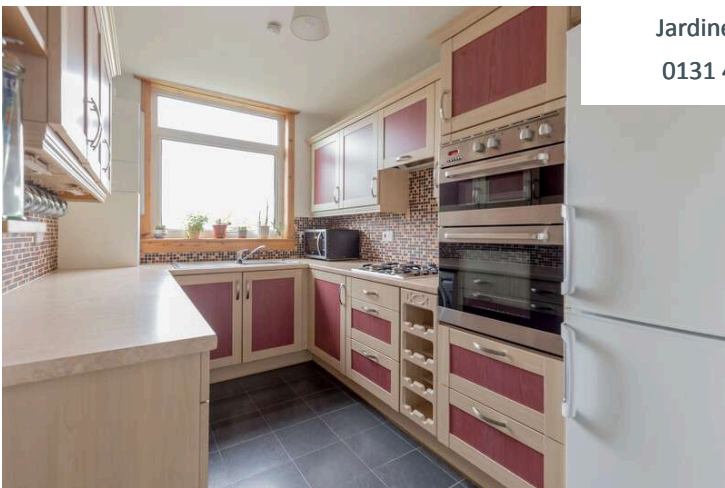


### VIEWING

Sun 2-4pm or pls call

Jardine Phillips

0131 4466850







## SUPERB THREE BED TERRACED HOUSE IN EXCELLENT SCHOOL CATCHMENT

This great terraced house with good sized living accommodation, a garage and gardens front & rear, would make an excellent home for a young family, being in the catchment for the well renowned Buckstone Primary & Boroughmuir High Schools. Ideal for those who enjoy outdoor pursuits, being very close to the Pentland Hills & Braid Hills and close to a number of golf courses. Excellent transport links into the city centre so ideal for commuters.

### 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 from the main road run into the city centre and there is easy access to the city bypass & the motorway network beyond.

### EXTRAS

The blinds/curtains, light fittings, gas hob, double oven, extractor fan, freestanding fridge freezer & washing machine are included in the sale. Stone bench in Garden is not included in the sale.

### HOME REPORT VALUATION

£325,000

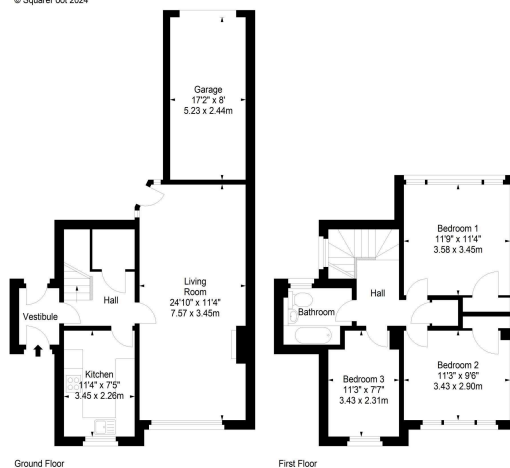


Living/dining room	24'10 x 11'4 (7.57 x 3.45m)
Kitchen	11'4 x 7'5 (3.45 x 2.26m)
Bedroom 1	11'9 x 11'4 (3.58 x 3.45m)
Bedroom 2	11'3 x 9'6 (3.43 x 2.90m)
Bedroom 3	11'3 x 7'7 (3.43 x 2.31m)

Buckstone Drive, EH10 6PQ



Approx. Gross Internal Area  
1110 Sq Ft - 103.12 Sq M  
(Including Garage)  
For identification only. Not to scale.  
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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.

