

ALLINGHAM&CO

traditional values | modern practice

Telephone: 0131 447 9341
Email: property@allingham.co.uk



espc

97 Buckstone Crescent, Edinburgh, EH10 6TR
3 RECEPTIONS | 4 BEDROOMS | 2 BATHROOMS | EPC: C

Location

A delightful extended detached villa lying on a corner plot in the popular residential area of Buckstone.

Buckstone is a highly respected residential area, which lies about four miles south of the city centre. Buckstone has excellent public transport services, and the city by-pass may also be reached in less than ten minutes. This provides a swift and easy link with the east and west sides of the city, the A1 south, Edinburgh International Airport, and the central motorway network.

The surrounding area is pleasantly green with the Braid Hills, several golf courses, and the wonderful open spaces of the Pentland Hills Regional Park all within close proximity.

The sports enthusiast will also appreciate the proximity to the Winter Sports Centre at Hillend and a Climbing Centre at Fairmilehead. Neighboring Morningside plays host to an excellent range of small independent shops, as well as a Marks & Spencer food outlet and a large branch of Waitrose. There are also several popular restaurants and hostels.

The local schools have an excellent academic reputation and schools in the private sector, such as George Watson's and George Heriot's are readily accessible.

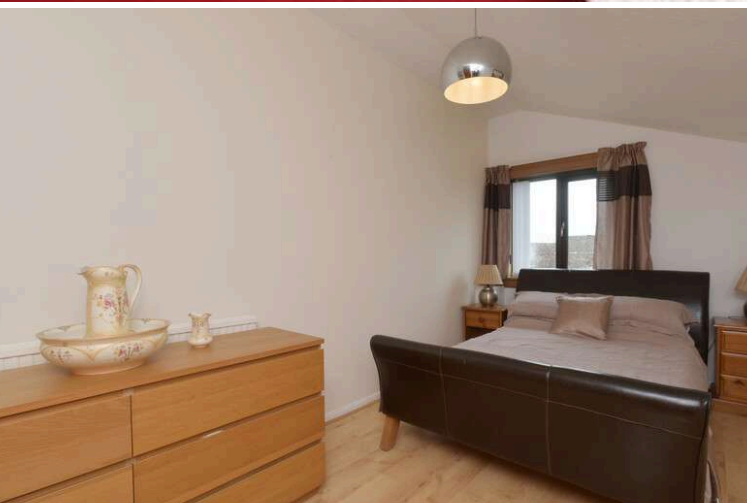
Home Report

Please visit: www.allingham.co.uk or www.espc.com

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.





Accommodation

Entrance hallway.

Extremely large bay windowed lounge.

Dining room.

Study/ bedroom 4.

Family room.

Fully fitted kitchen.

Utility room.

Downstairs cloakroom.

Three generously proportioned bedrooms.

Modern family bathroom.

Shower - room.

Single garage and tandem garage.

Full gas central heating.

Double/ triple glazing.

Driveways to both front and rear.

Gardens to front and rear.

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ALLINGHAM & CO OFFICES

COLINTON - PROPERTY CENTRE

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BUCKSTONE

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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



House approx 150m²

