

COULTERS[©]

2 BUCKSTONE NEUK

BUCKSTONE, EDINBURGH, EH10 6TU

 3 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

A beautifully presented, contemporary three bedroom family home situated within a quiet cul-de-sac, in the sought after area of Buckstone.

This stylish property benefits from a generous landscaped rear garden set over three levels with excellent privacy, driveway to the front and separate single garage.

KEY FEATURES



Stylish upgraded terraced house with quality finish



Three bedrooms



Large landscaped garden to rear



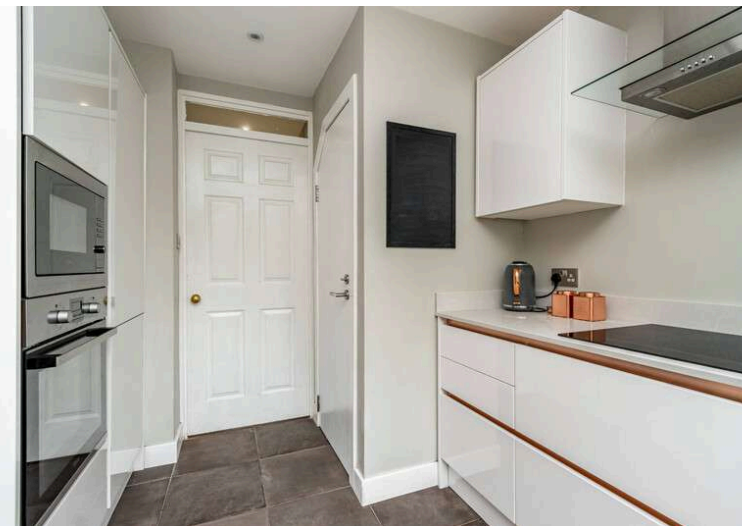
Driveway and separate single garage



Sought after residential area



Excellent local amenities nearby



The accommodation is arranged over two floors and comprises; welcoming hallway, bright double aspect sitting/dining room with ample room for relaxing and a large table, doors open directly to the terrace and the well planned modern kitchen is open plan to the dining area, there is a useful utility cupboard with further storage.

On the first floor there is a contemporary bathroom room and three bedrooms with storage.





THE LOCAL AREA

Buckstone is a well-established residential area, around four miles south of Edinburgh city centre. The area has a range of amenities nearby including a Morrisons Supermarket at Hunter's Tryst and a Tesco at Colinton Mains. Nearby Morningside boasts a variety of local independent shopping and entertainment amenities, including restaurants, bars and the boutique Dominion Cinema, plus two high-end supermarkets.

Beautiful walks in the surrounding area include the Hermitage of Braid, Blackford Hills Nature Reserve and the Pentland Hills Regional Park, whilst indoor sports facilities can be found at the Craiglockhart Leisure Centre.

Schools are well represented in the area from Nursery to Secondary, with Buckstone Primary School, which feeds into the well regarded Boroughmuir High School.

The city bypass is only a short drive away which provides fast and efficient road links to the South, Edinburgh Airport and the wider motorway network.

EXTRAS

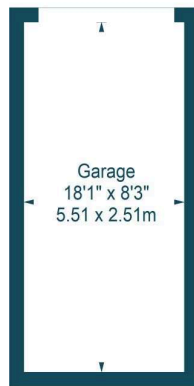
All fixtures and fittings, integrated appliances, fitted floorcoverings and window coverings are included in the sale.



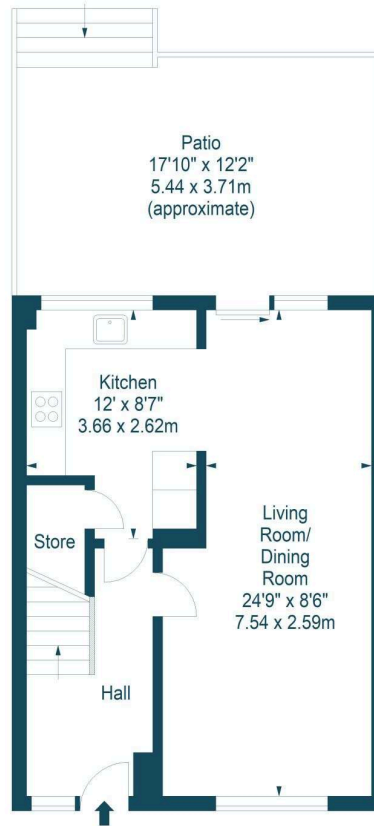
**Buckstone Neuk,
Edinburgh,
Midlothian, EH10 6TU**



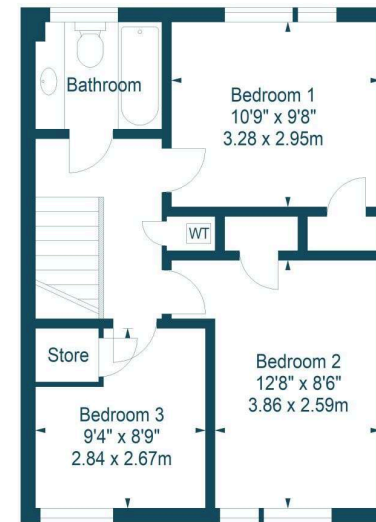
Approx. Gross Internal Area
888 Sq Ft - 82.50 Sq M
Garage
Approx. Gross Internal Area
149 Sq Ft - 13.84 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Ground Floor



Ground Floor



First Floor

GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.