



9 Buckstone Row, Edinburgh, EH10 6TW

Light & Tastefully Presented, Three-Bedroom, Semi-Detached Home with Gardens, Garage & Double Driveway

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Property Description

Light and tastefully presented, three-bedroom, semi-detached family home, with gardens, a garage and a double driveway. Located in a quiet cul-de-sac, in the sought-after residential area of Buckstone, south of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen, three flexible bedrooms, and a family bathroom.

Highlights include spacious public rooms, including an extended kitchen with modern fitted units, a stylish bathroom and contemporary flooring.

Further features include gas central heating, double glazing and excellent integrated storage including bedroom stores, a loft and a garage with power and lighting.

The front is 'off-street' via a shared path, and has a lawn and established shrubbery; whilst to the rear is a small lawn, patios, and a storage shed.

Furthermore, the area benefits from well-regarded school catchments, including Boroughmuir High School and St. Thomas of Aquin's RC High School; as well as St Peter's RC and Buckstone primary schools.

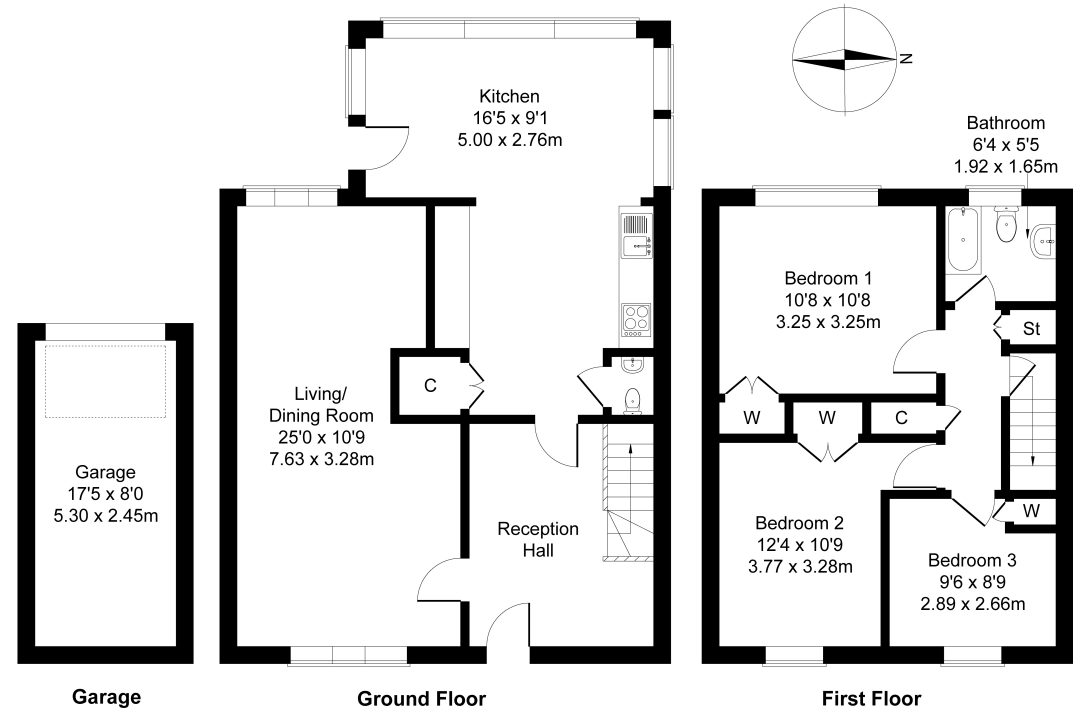
A welcoming entrance hall affords access to the carpeted stairs leading to the upper hall and throughout the ground floor. Set to the front, an exceptionally spacious dual-aspect living room has wood effect flooring and a dining area to the rear, with a full-height window allowing plentiful natural light. A good-sized kitchen is set to the rear, with a built-in storage cupboard and fitted units including stone effect worktops, a tiled surround, a sink with a drainer, an integrated oven and gas hob, and a freestanding washing machine; whilst plenty of space is available for further freestanding appliances.

On the upper hall, bedroom one is set to the rear, offering a spacious room for furnishing, a built-in wardrobe and a TV point; whilst to the front, there are two further carpeted bedrooms featuring built-in wardrobe storage. Completing the accommodation, the bathroom is fitted with a modern three-piece suite including dual showers over the bath, panelled splash walls and a ladder-style radiator.



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Approximate Gross Internal Area: (1367 sq ft - 127 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Buckstone is a desirable residential suburb lying south of Edinburgh centre, offering easy connections by car or bus to the city centre and city bypass. There are a number of open green spaces for walking and cycling, along with various public and private golf clubs in the area. A further range of outdoor pursuits is available, with the Braid Hills immediately accessible, and Braidburn Valley Park, the Hermitage of Braid, Craiglockhart, Blackford and Pentland Hills all within a short

radius; with Edinburgh Leisure Gracemount Gym a short drive away. There are larger supermarkets at Oxfangs and Colinton, with the eclectic shopping area of Morningside and Cameron Toll Shopping Centre a short distance away, and the city bypass is quickly accessed for various major retail parks. Highly regarded schooling options include Boroughmuir High School, St. Thomas of Aquin's RC High School, St Peter's RC Primary School and Buckstone Primary School.





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