



**4 Buckstone Close, Edinburgh, EH10 6XA**

Light, Beautifully Presented & Spacious Two Bedroom, Mid-Terrace Home with Gardens

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# Property Description

Light, beautifully presented and spacious, two-bedroom, mid-terrace house, with easily maintained gardens and off-street parking. Located in a quiet residential area in the popular Buckstone, south of Edinburgh city centre.

Comprises an entrance hall, an open-plan living room and kitchen, two bedrooms and a shower room.

Highlights include a stylish fitted kitchen with appliances, a modern shower room, gas central heating, double glazing, TV and telephone points, extensive contemporary flooring and modern lighting. In addition, the property benefits from rural views of the Pentland Hills, as well as superb storage provision including built-in cupboards and attic space. Externally, there are low-maintenance landscaped patio gardens in both aspects, including a large storage shed to the rear.

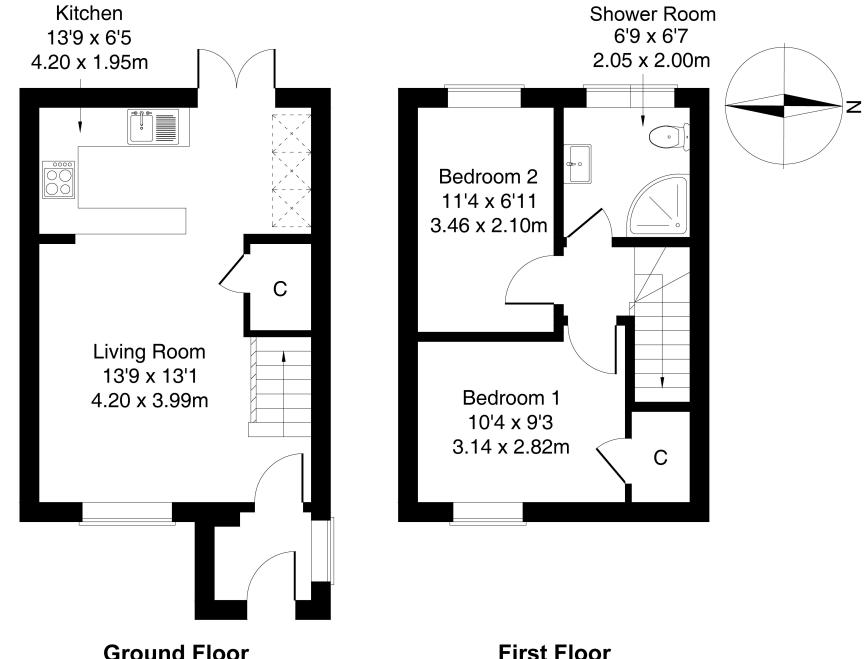
A vestibule entrance features space for outerwear and modern vinyl flooring, and leads into a bright open-plan living room and kitchen offering generous space for lounge furniture. The dual-aspect room provides plentiful natural light with a full-height picturesque window for the living room, and patio doors accessing the west-facing rear garden for the kitchen. The living room features modern wood effect flooring extending through to the kitchen, spot lighting, an understairs storage cupboard and a TV wall-mount; whilst to the rear, a convivial peninsular unit separates the stylish kitchen which is fitted with white gloss units and black chip-effect worktops. Appliances include an integrated gas hob with an extractor hood above, a dishwasher and a washing machine; whilst tall units include a double oven and a fridge/freezer.

A modern carpeted stairway leads to the upper hall giving access to the two well-presented bedrooms set to opposite aspects. Bedroom one is to the front featuring carpeted flooring, a central light fitting and a built-in cupboard; whilst bedroom two is set to the rear, similarly well-finished. Completing the accommodation, the pristine shower room is fitted with a modern two-piece suite and a quadrant glass/chrome enclosure with an electric unit, a ladder-style radiator, tiled flooring and splash walls.



**4 Buckstone Close, Fairmilehead, Edinburgh, EH10 6XA**

Approximate Gross Internal Area: (570 sq ft - 53 sq m.)



Ground Floor

First Floor

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 sought-after residential suburb lying south of Edinburgh centre, with the A702 running south from Edinburgh and offering easy connections by car or bus to the city centre, the City Bypass, the Forth Road Bridge, Edinburgh International Airport, and all major road networks. Superb outdoor recreation is available with the Pentland Hills providing a range of leisure activities such as walking, cycling, golfing, fishing, pony trekking and skiing on the dry slopes all year round. A further range of outdoor pursuits and green open space is available, with the Braid Hills

immediately accessible, and Braidburn Valley Park, the Hermitage of Braid, Craiglockhart and Blackford Hill all within a short radius. Excellent local amenities are provided along with numerous larger supermarkets in the neighbouring areas, as well as an electric mix of shopping in the nearby Morningside. With the Bypass easily accessible, larger retail shopping can be found at Straiton retail park, Hermiston Gait and the Gyle Shopping centre. Highly regarded schooling is available at all levels including Buckstone Primary School and Boroughmuir Secondary School.





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