

29 Buckstone Howe

EDINBURGH, EH10 6XF



*SPACIOUS TWO BEDROOM TERRACED HOUSE
IN EDINBURGH'S POPULAR BUCKSTONE AREA*



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McEwan Fraser Legal is delighted to present this two-bedroom terraced house. The property is in walk-in condition having been well looked after with a lovely, low-maintenance back garden.

Inside, the property comprises a large living/dining area flooded with natural light at both the front and back of the property making the space feel bright and spacious. A fully equipped kitchen is situated in the open plan kitchen/living/dining room. The kitchen benefits from both integrated and free-standing white goods. The property benefits from two well-proportioned double bedrooms which include built-in and free-standing storage options. There is one main family bathroom which is situated on the first floor is a modern white three-piece suite and is finished with modern tiling.

In addition to this, the property benefits from an allocated parking space at the back of the property and a private rear garden which has been landscaped by the current owner to a high standard. The house is well equipped with gas combi-boiler and benefits from double glazed windows making for a warm home year round. It is expected that the property will be of particular interest and early viewing is recommended.







Bedroom 1

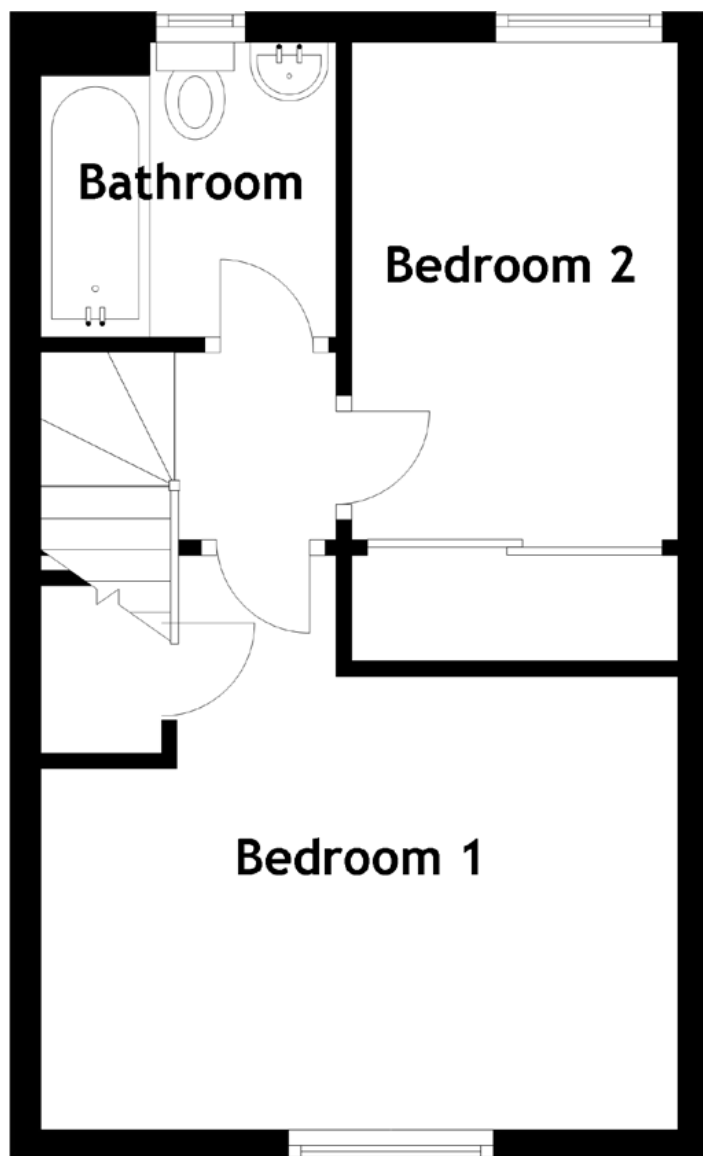
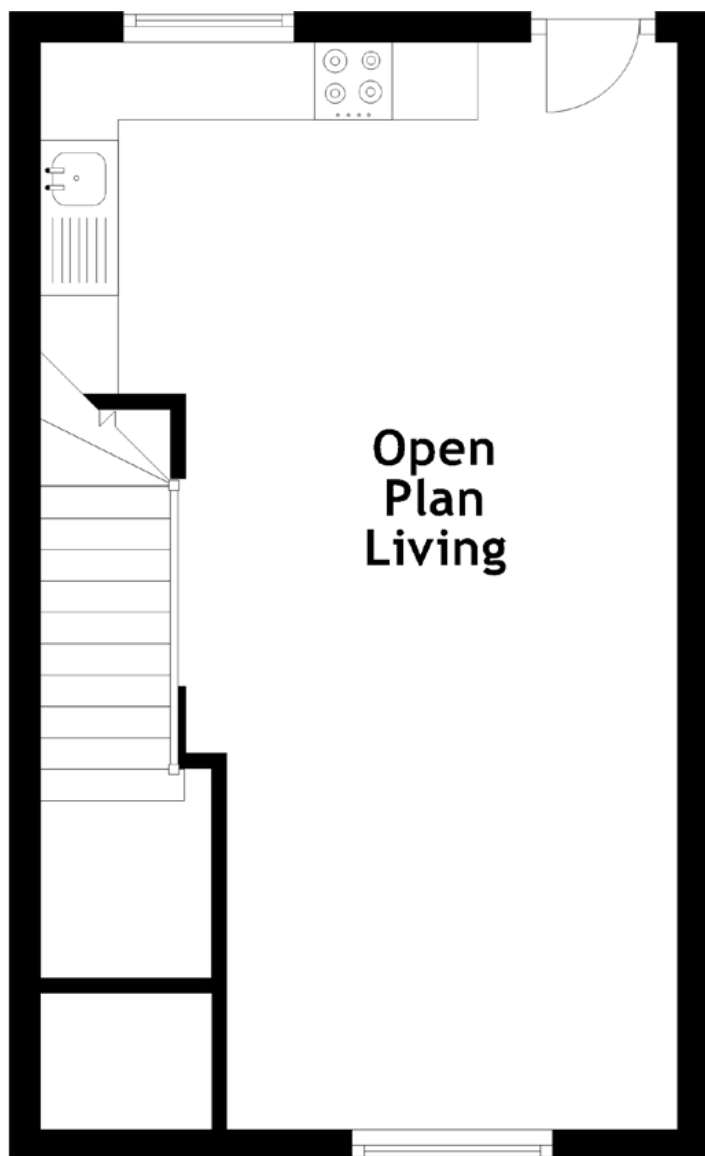




Bedroom 2







Approximate Dimensions

(Taken from the widest point)

Open Plan Living	7.00m (23') x 3.16m (10'5")
Bedroom 1	4.10m (13'5") x 3.70m (12'2")
Bedroom 2	3.40m (11'2") x 2.10m (6'11")
Bathroom	1.90m (6'3") x 1.90m (6'3")

Gross internal floor area (m²): 59m²

EPC Rating: C





Buckstone is a popular residential estate situated to the south side of the City, close to the Braid and Pentland Hills. This is a well-established area, comprising a variety of property sizes and types, well planned and laid out, and all attractively built on a system of cul-de-sacs, making it relatively safe for pedestrians. Of course, this feature is especially important for young children making Buckstone very attractive to a growing family. Local shopping is conveniently positioned on Comiston Road, and all the shops here provide normal daily requirements. Should more extensive facilities be required, they can be found in abundance nearby at Morningside, one of the City's best served suburban shopping centres. Here there is also the usual choice of banking, and post office services. Edinburgh's city centre is within each reach by regular public bus services.

The proximity of the City Bypass gives this area a considerable advantage. The bypass can be reached in a matter of moments, and thereafter, no major trunk routes is more than a few short miles away. Links to Glasgow and the M8, Stirling and the M9, northwards via the Forth Road Bridge and the M90, are all just minutes away. National and International air links, via Edinburgh Airport, lie just beyond Gogar Interchange.

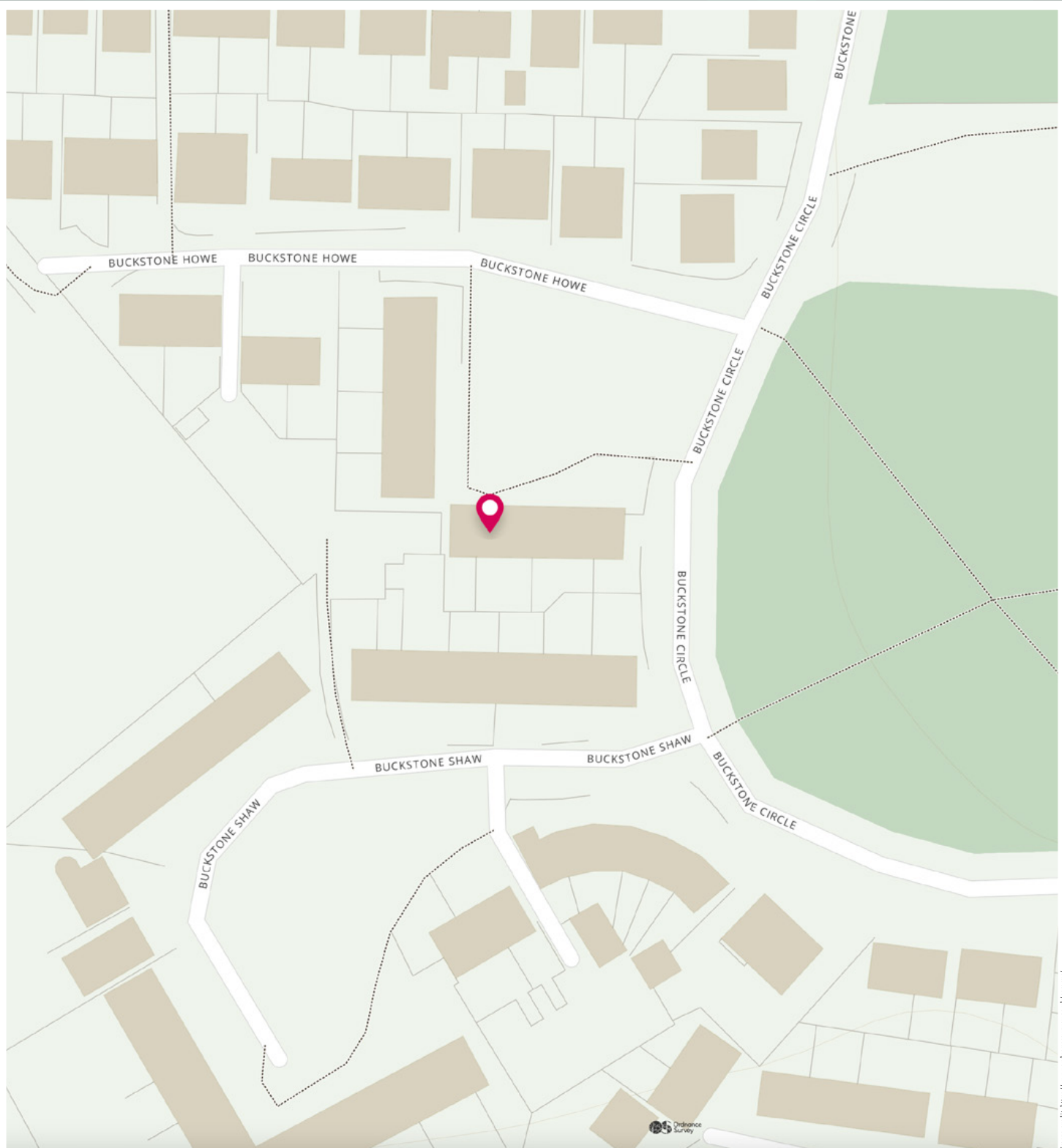


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