

# 98 Buckstone Terrace

EDINBURGH, EH10 6QR



*An exceptional three-bedroom semi-detached Edinburgh home, rich in original character with private driveway, beautiful gardens, and timeless period elegance*



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Nestled within one of Edinburgh's most characterful terraces, this exceptional semi-detached home effortlessly combines timeless period elegance with thoughtful modern living. Rich in original features and beautifully maintained throughout, the property offers a rare opportunity to own a truly distinguished Edinburgh residence full of warmth, charm, and architectural character.

From the moment you step through the welcoming entrance hallway, the grandeur of the home is immediately apparent. A magnificent original staircase sets the tone, while high ceilings, intricate detailing, and an abundance of natural light create an atmosphere of understated luxury.

# THE LIVING ROOM



The elegant living room is a particularly impressive space, enhanced by striking bay windows that flood the room with light. Original fireplaces, beautiful tiled finishes, and authentic Edinburgh press cupboards provide a wonderful sense of heritage. Double doors lead seamlessly into the dining room, creating a superb flow for both entertaining and everyday family living.

The dining room itself is equally captivating, a refined and inviting setting centred around another beautiful original fireplace and complemented by further period detailing and excellent proportions.

# THE DINING ROOM



# THE KITCHEN & CONSERVATORY



The kitchen is both stylish and practical, fitted with integrated appliances including oven and gas cooker, alongside generous storage and extensive worktop space. Large windows overlooking the rear garden ensure the room is filled with natural light, enhancing the bright and airy feel of the home. To the rear, the conservatory offers a tranquil indoor-outdoor retreat overlooking the garden. Tiled flooring and direct access outside make this a versatile space to enjoy throughout the seasons.





Upstairs, the bright and spacious landing leads to well-proportioned bedrooms, each continuing the property's elegant character. The principal front-facing double bedroom features a charming original fireplace, while the additional bedrooms offer flexibility for family living, guests, or home working. The family bathroom is beautifully sized and thoughtfully finished, complete with tiled flooring and walls and excellent storage solutions.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2



# BEDROOM 3



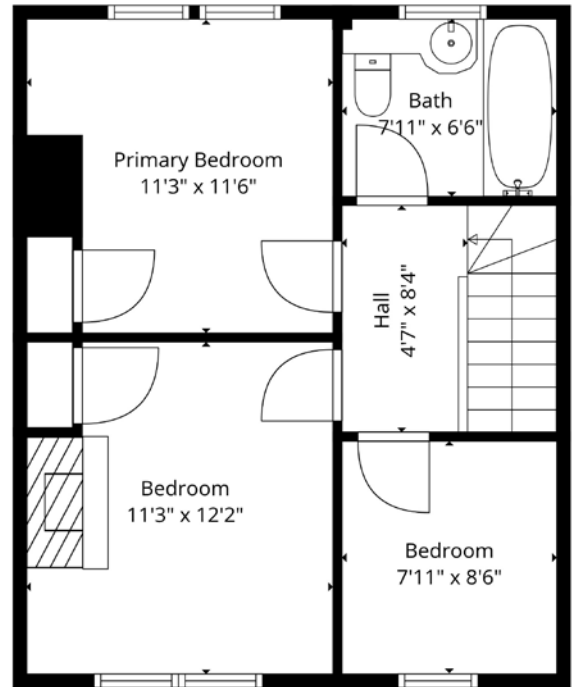
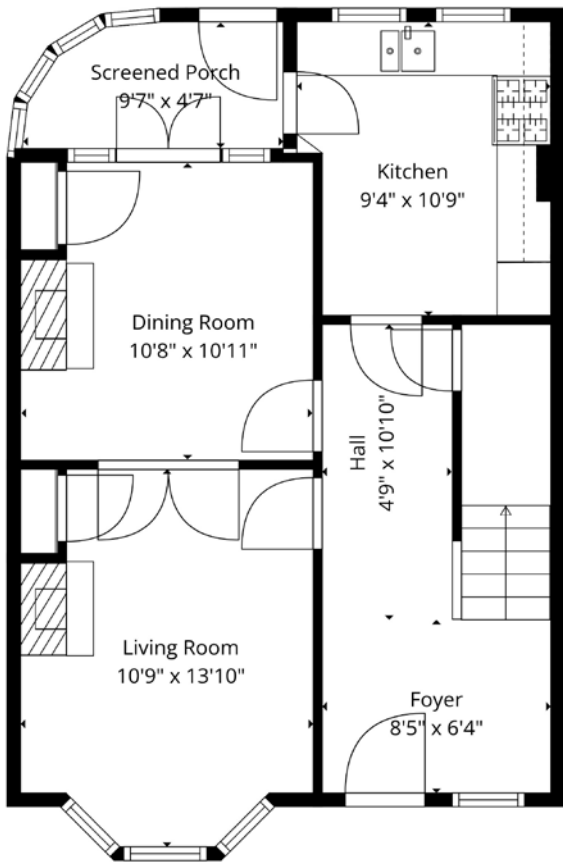
Externally, the landscaped rear garden provides a private and peaceful sanctuary, featuring a blend of paving and lawn ideal for relaxing or entertaining. A garden shed adds further practicality, while the gated driveway to the front offers valuable private parking.

A home of genuine distinction, this remarkable Edinburgh property perfectly balances classic period grandeur with comfortable contemporary living, an outstanding opportunity in a highly sought-after setting.

# EXTERNALS

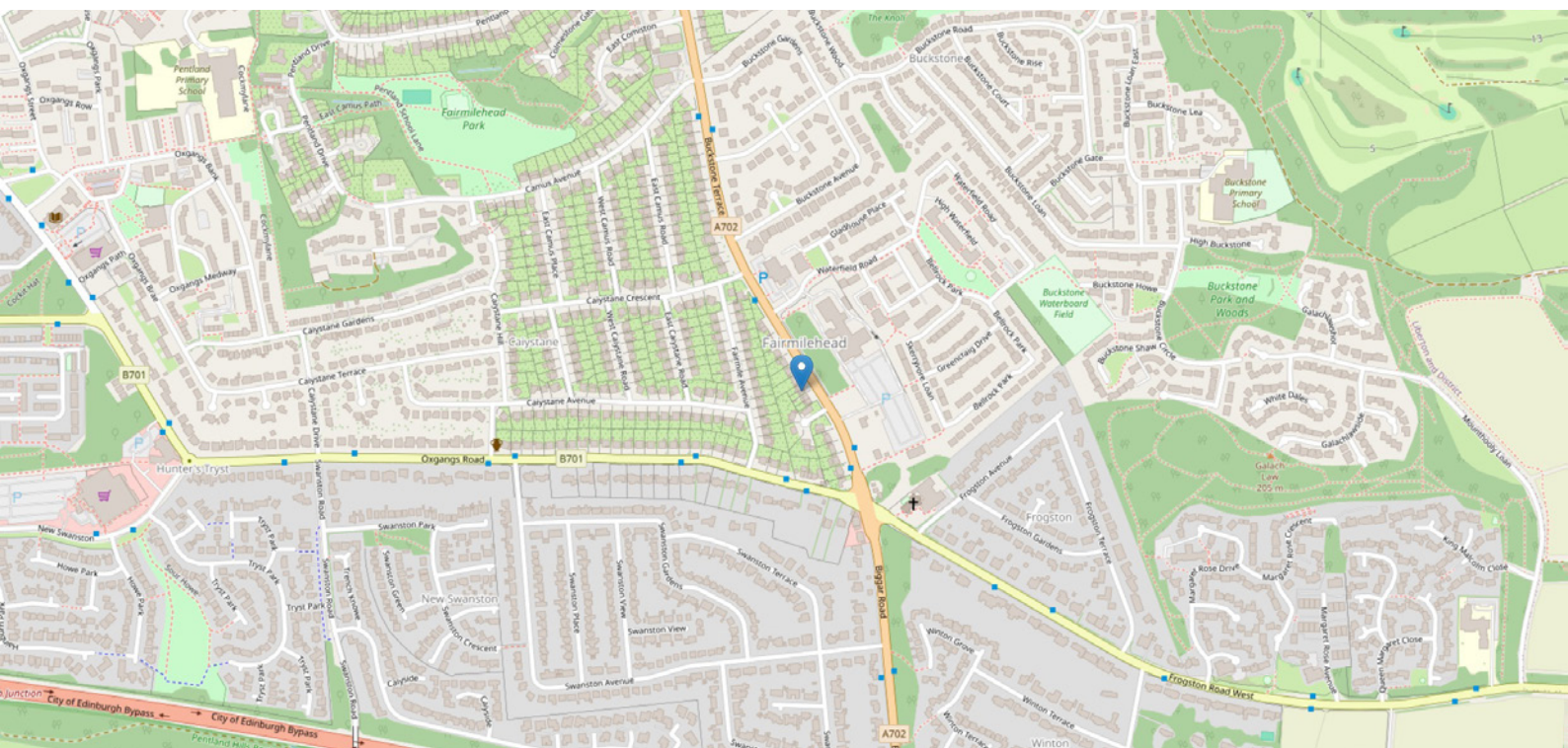


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 102m<sup>2</sup> | EPC Rating: D



# THE LOCATION

98 Buckstone Terrace, EH10 6QR is situated in a well-established residential area in south-west Edinburgh, within the popular Buckstone district. The location is characterised by a mix of detached and semi-detached family homes, set within quiet, tree-lined streets that offer a suburban feel while remaining within easy reach of the city centre.

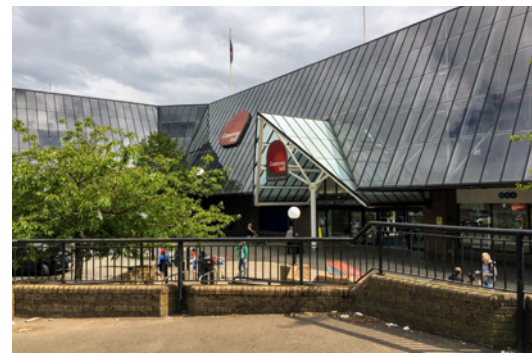
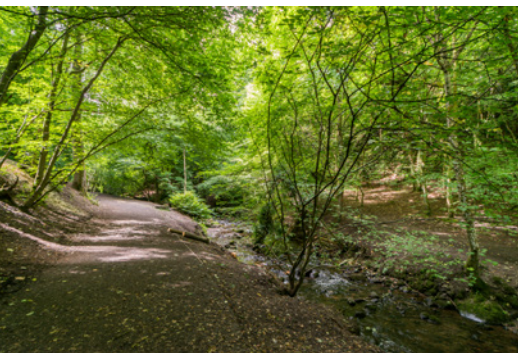




The area is well served by local amenities, including nearby convenience shops, cafés, and larger retail options at the nearby Morningside and Colinton districts. Schooling in the surrounding catchment is highly regarded, with access to both primary and secondary education options, making the area attractive to families.

Transport links are strong, with regular bus services connecting Buckstone Terrace to central Edinburgh and surrounding neighbourhoods. Road access is also convenient via the City Bypass, providing efficient routes to Edinburgh Airport, the central belt motorway network, and wider Scotland.

Outdoor recreation is a key feature of the area, with proximity to the Pentland Hills Regional Park offering extensive walking, cycling, and outdoor leisure opportunities, alongside local parks and green spaces.



  
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