

48 Buckstone Crescent

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*BRIGHT AND SPACIOUS THREE-BEDROOM
SEMI-DETACHED HOME IN BUCKSTONE*



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This attractive three-bedroom semi-detached home is set within the highly sought-after Buckstone area and offers bright, airy accommodation with a modern finish throughout.

The property is presented in excellent condition, featuring neutral décor that enhances the sense of space and light. The welcoming living/dining area is ideal for both everyday living and entertaining, with French doors providing direct access to the private enclosed rear garden, creating a seamless indoor-outdoor flow.





The modern kitchen is well-appointed and stylish, while all three bedrooms are generously proportioned, offering comfortable and flexible accommodation.





Bedroom 1





Bedroom 2





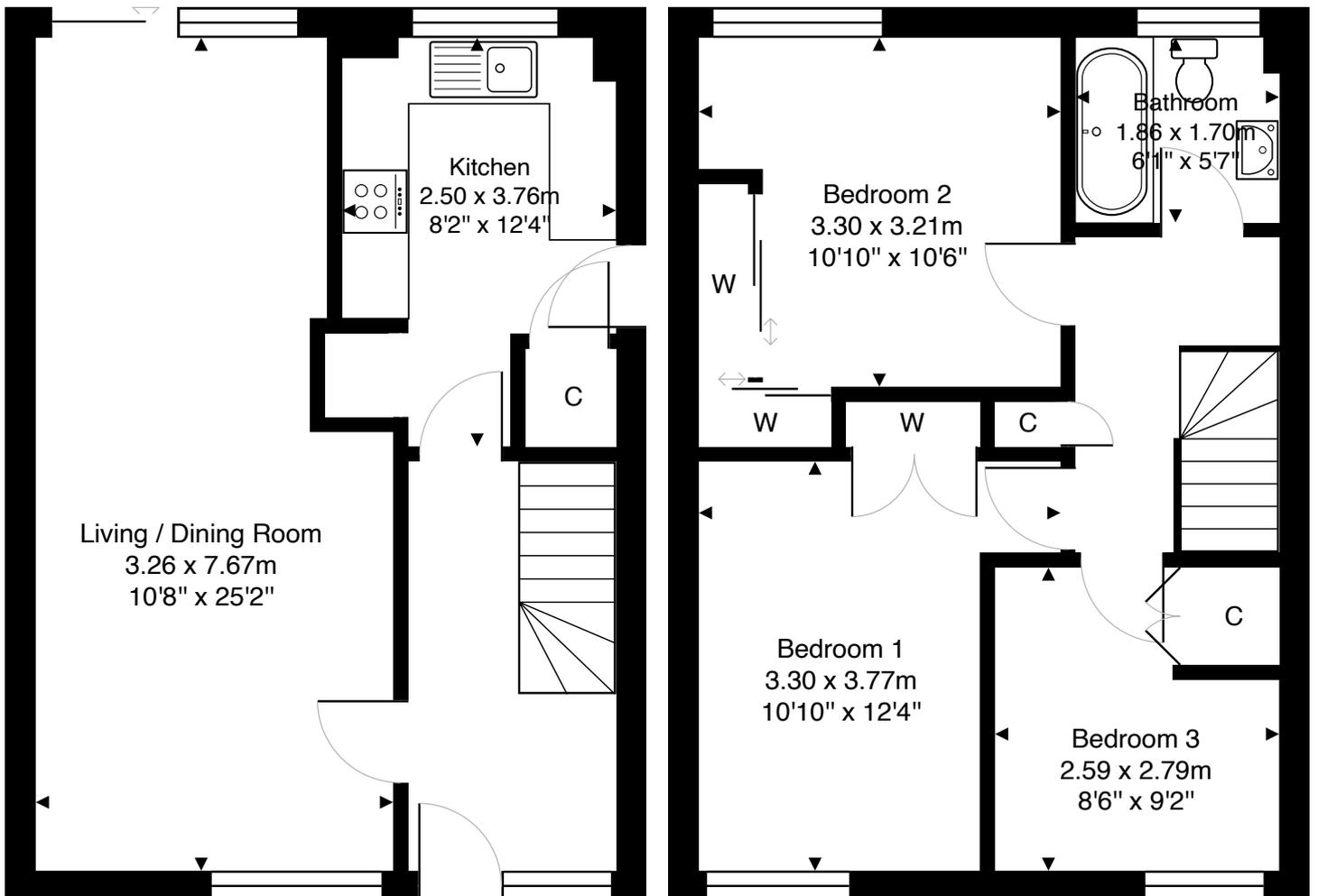
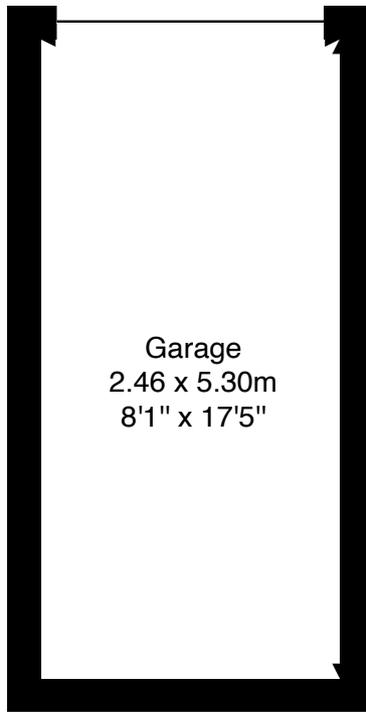
Bedroom 3





Completing the accommodation is the stylish bathroom with three-piece bathroom suite and shower over bath.





Gross internal floor area (m²): 80m²

EPC Rating: C

Externally, the rear garden is beautifully maintained and enjoys a sunny aspect, making it a true sun trap, perfect for relaxing or hosting. The property also benefits from a detached garage, offering excellent versatility for storage, a workshop, or potential alternative uses.

With its desirable location, spacious layout, and move-in condition, this fantastic home will appeal to a wide range of buyers.





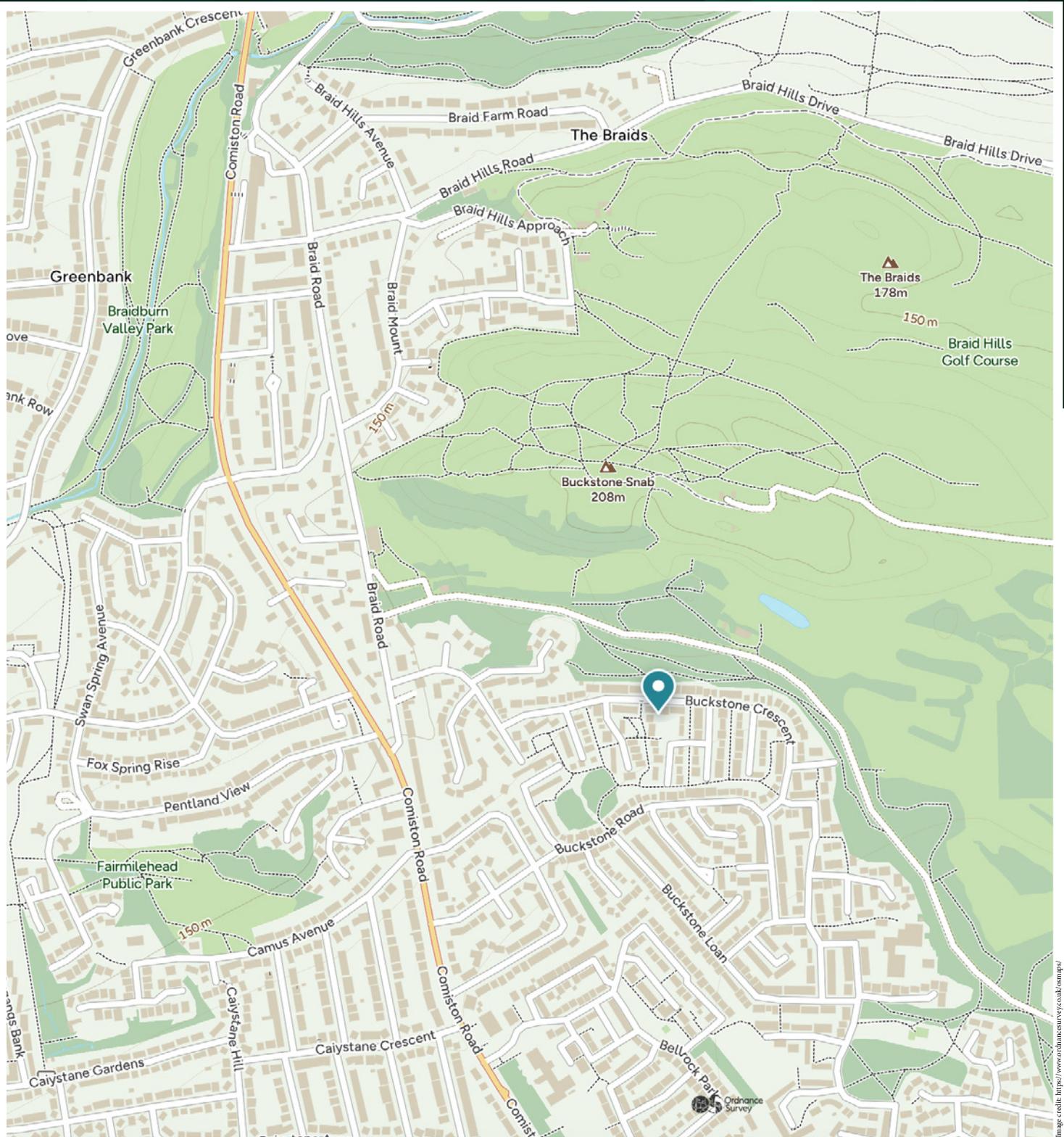
BRAID HILLS GOLF COURSE

Buckstone is a popular residential estate on the south side of the city, close to the Braid and Pentland Hills. This well-established area features a variety of property sizes and types, thoughtfully laid out around cul-de-sacs, making it relatively safe for pedestrians. This is especially important for young children and makes Buckstone particularly appealing to growing families.

Local shopping on Comiston Road caters to everyday needs, while more extensive facilities can be found in nearby Morningside, one of the city's best-served suburban shopping centres. Edinburgh's city centre is also easily accessible by regular bus services.

The area benefits from its proximity to the City Bypass, which can be reached in moments. From there, all major trunk routes are only a few miles away, including links to Glasgow, Stirling, and the north via the Forth Road Bridge. Edinburgh Airport is conveniently located just beyond Gogar Interchange.

Families will also appreciate that Buckstone falls within the catchment area for the highly regarded Boroughmuir High School.



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