

27 Buckstone Hill

BUCKSTONE, EDINBURGH, EH10 6TJ



BEAUTIFULLY MAINTAINED 3-BEDROOM SEMI-DETACHED HOUSE WITH GENEROUS GARDENS



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Situated in the popular Buckstone area of Edinburgh, 27 Buckstone Hill is a beautifully maintained three-bedroom semi-detached house offering bright, welcoming accommodation, three bedrooms and generous gardens to the front and rear, together with private parking. With an inviting entrance, a comfortable living and dining area, and a spacious kitchen with ample storage, this appealing home offers a practical layout suited to a variety of buyers.

The front entrance is attractively maintained and creates a lovely first impression, leading into a welcoming foyer. Beautiful flooring and a bright, airy feel establish an inviting atmosphere from the moment you step inside.

The ground floor living, dining and kitchen area is a particularly appealing feature of the home, offering a light-filled environment for everyday living. The living area benefits from a fireplace, creating an attractive focal point and a welcoming setting in which to relax. There is also space for a dining table, making it easy to enjoy family meals or entertain friends. There is also a handy WC situated under the staircase.





The spacious kitchen provides ample storage, helping to keep the space organised and functional. Its generous proportions offer a practical setting for preparing meals while remaining connected to the main living accommodation, making the ground floor well suited to modern day-to-day living.







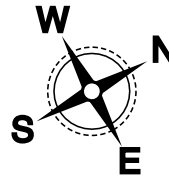
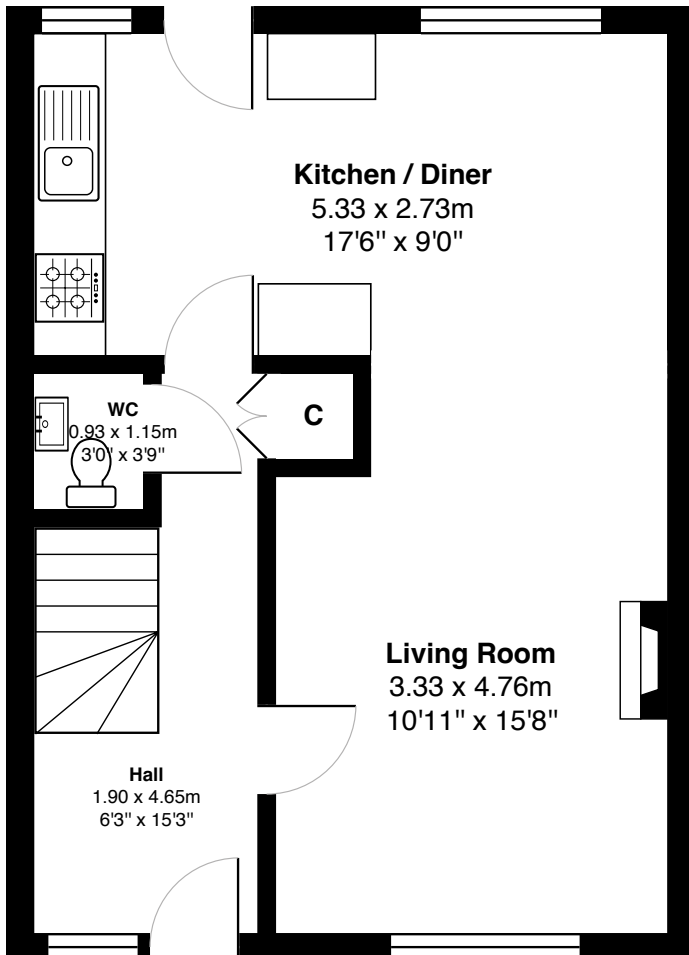
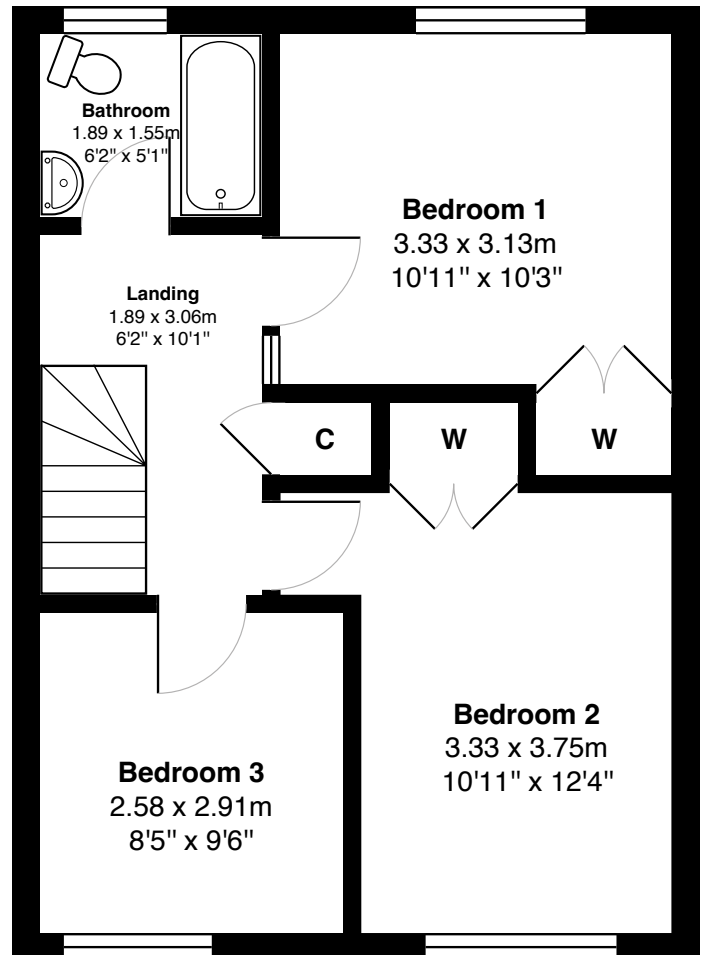
Upstairs, the property offers three well-proportioned bedrooms, each benefiting from built-in storage. This provides comfortable sleeping accommodation alongside valuable space for clothing and personal belongings. The flexibility of three bedrooms will appeal to families, couples requiring a home office or buyers seeking additional space for guests.

Completing the upper floor is a lovely family bathroom, featuring tiled walls and an integrated bath and shower.

The Property







Gross internal floor area (m²): 81m²

EPC Rating: C



Externally, the property continues to impress with attractive garden space to both the front and rear. The beautifully maintained front garden enhances the home's kerb appeal, while the south west facing private rear garden offers further outdoor space to enjoy during the warmer months, whether relaxing outside, spending time with family or creating a garden to suit individual tastes.

A garden shed provides useful additional storage for outdoor equipment and gardening essentials. A gate at the rear leads directly to the parking space, adding a practical finishing touch.

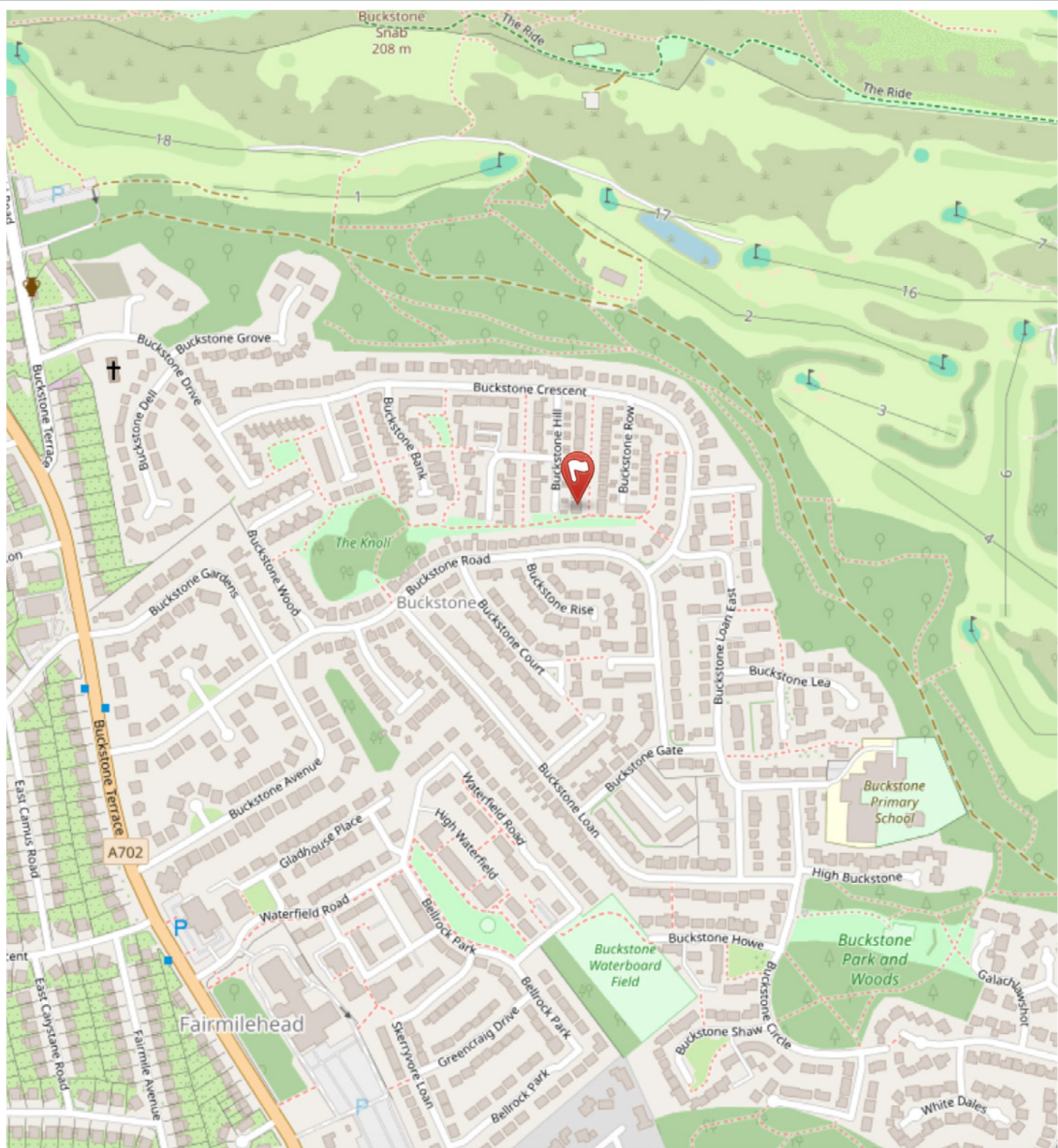
The Property



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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