

# 2 Buckstone Close

BUCKSTONE, EDINBURGH, EH10 6XA



*Well presented two-bedroom end-terraced house  
comprehensively extended and modernised*



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McEwan Fraser Legal is delighted to present this very well presented two-bedroom end-terraced house to the market. The property has been comprehensively extended and modernised to offer beautifully presented accommodation over two floors. Early viewing is recommended.

# THE LOUNGE



The downstairs accommodation comprises; entrance vestibule, a large living room which with its large area offers various furniture configurations, a handy guest WC and a stunning kitchen/dinner.

# THE KITCHEN/DINER



The kitchen/diner been redone recently and offers lovely views of the rear garden. There are ample floor and wall mounted units and integrated appliances as well as lots of storage.





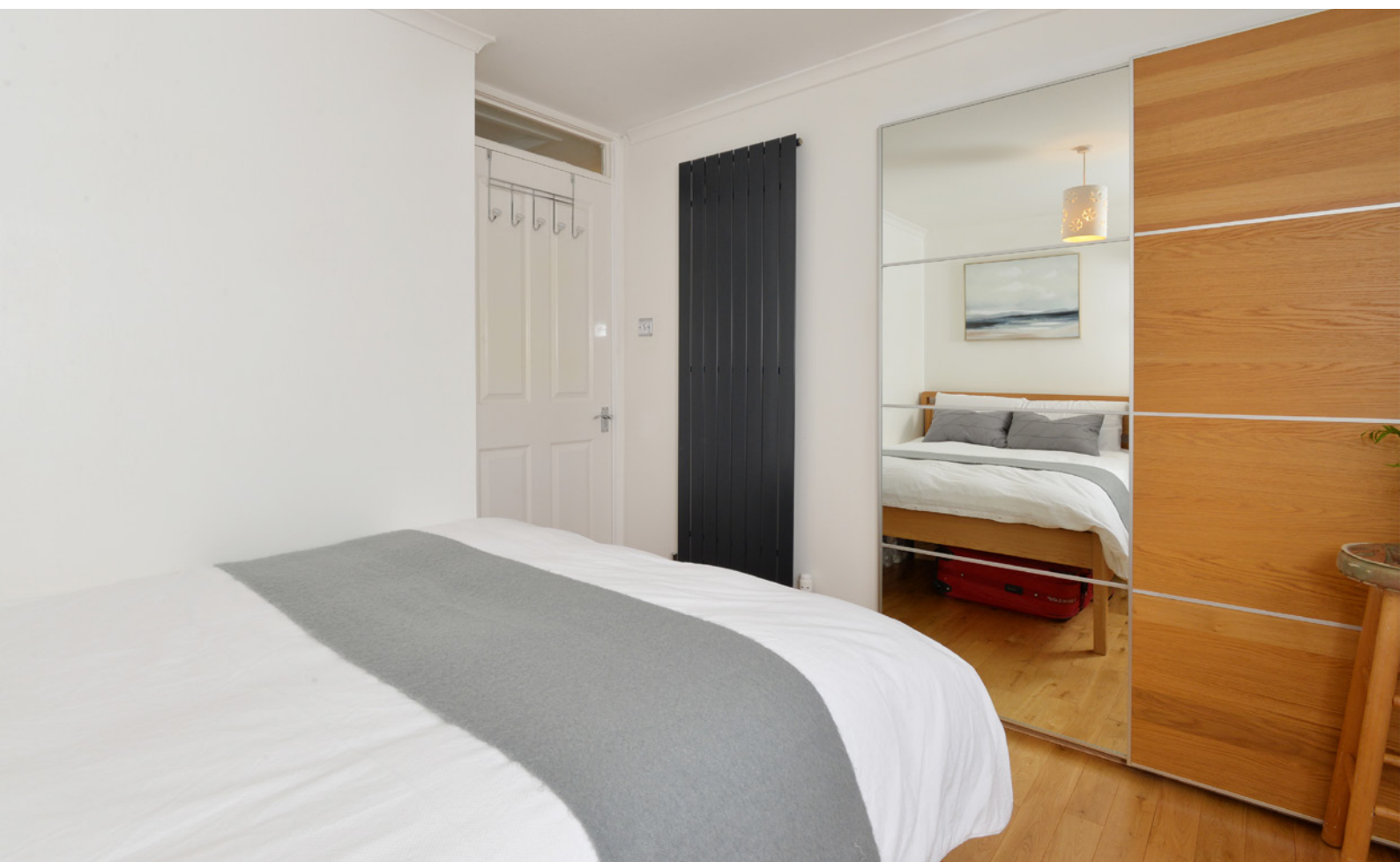


Upstairs there are two good sized bedrooms, a single and a double, with the second bedroom offering beautiful views. The modern fully tiled, three-piece family shower room completes the accommodation.

## THE SHOWER ROOM



# BEDROOM 1





# BEDROOM 2 & VIEW





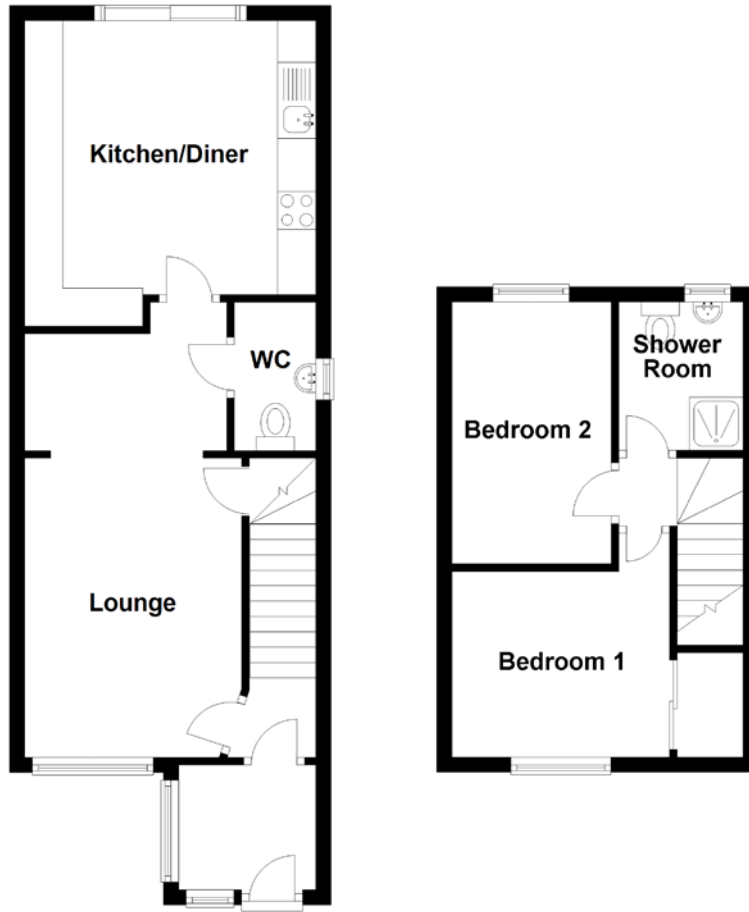
The property also benefits from driveway parking, private front and rear gardens, double glazing and gas central heating.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP

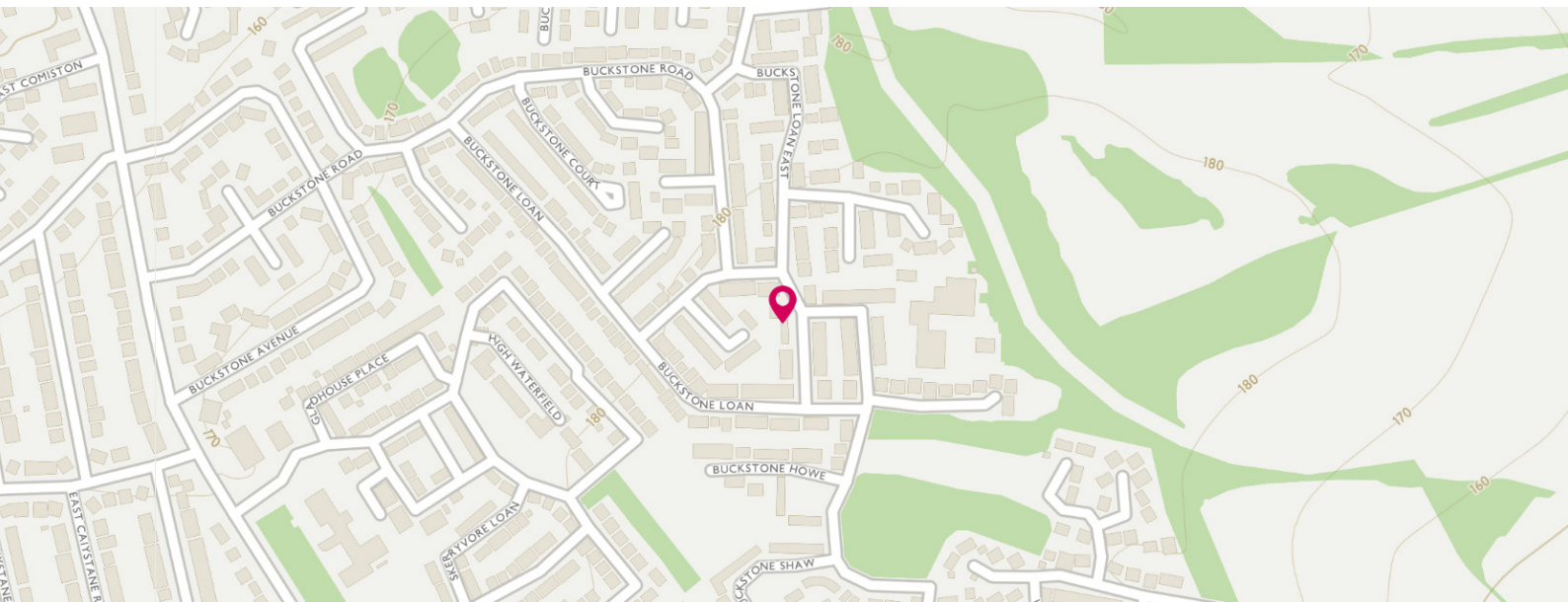


Approximate Dimensions  
(Taken from the widest point)

Lounge	5.70m (18'8") x 3.14m (10'4")
Kitchen/Diner	3.82m (12'6") x 3.60m (11'10")
WC	1.95m (6'5") x 1.07m (3'6")

Bedroom 1	3.14m (10'4") x 2.94m (9'8")
Bedroom 2	3.44m (11'4") x 2.09m (6'10")
Shower Room	2.06m (6'9") x 1.92m (6'4")

Gross internal floor area (m<sup>2</sup>): 64m<sup>2</sup>  
EPC Rating: D





# THE LOCATION

Buckstone is a popular residential area 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, built in 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. Buckstone also enjoys excellent schooling with Buckstone Primary School only a stones throw from your front door. The property also falls within the catchment area for sought after Boroughmuir High School.







Local shopping is conveniently positioned on Comiston Road and the shops here provide normal daily requirements. Should more extensive facilities be required they can be found in abundance in nearby Morningside, one of the city's best served suburban shopping areas, which includes the usual choice of banking and Post Office services amongst others. Cameron Toll Shopping Centre and Straiton Park with its variety of stores are both within easy reach by car. 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 giving access to all major trunk routes including links to Glasgow via the M8, Stirling via the M9 and the north via the Forth Road Bridge and the M90. Edinburgh Airport with its national and international links is also easily accessible.



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Surveyor



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