




McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

11 Buckstone Circle

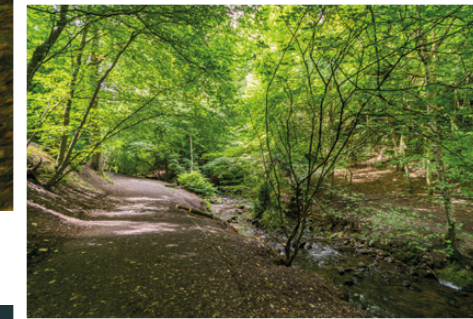
BUCKSTONE, EDINBURGH, EH10 6XB

Buckstone, EDINBURGH, EH10 6XB

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 route 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.



BRAID HILL GOLF COURSE, HERMITAGE PARK

11 Buckstone Circle

BUCKSTONE, EDINBURGH, EH10 6XB

An excellent opportunity has arisen to acquire this unique four bedroom semi-detached house, making for an ideal family home, while being well located within the Buckstone area of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodation is in immaculate decorative order, while briefly consisting;

Ground Floor: entrance hallway with a utility/cloak area and an open plan lounge/kitchen/diner which benefits from an integrated ceramic hob, oven, microwave, dishwasher, fridge freezer,

a skylight and access to the rear garden through bi-fold doors.

There is also a spacious double bedroom with an under-stair storage cupboard and a single bedroom which provides the optional use as a home office.

The three-piece shower-room, which is partially splash-backed has a further skylight, flooding the room with natural light.

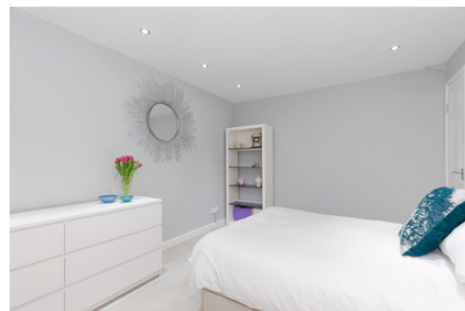
First Floor: two double bedrooms, one of which has an over-stair storage cupboard and a three-piece, fully tiled

bathroom with an over-head shower and a chrome heated towel rail.

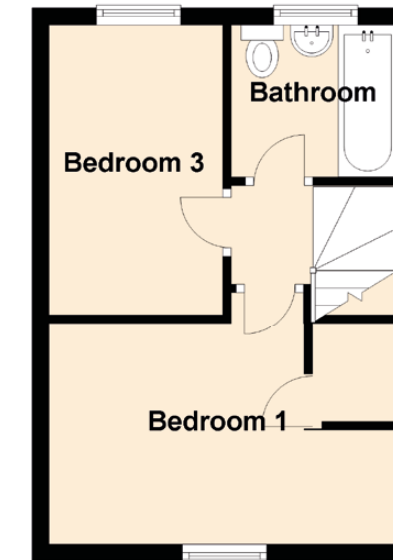
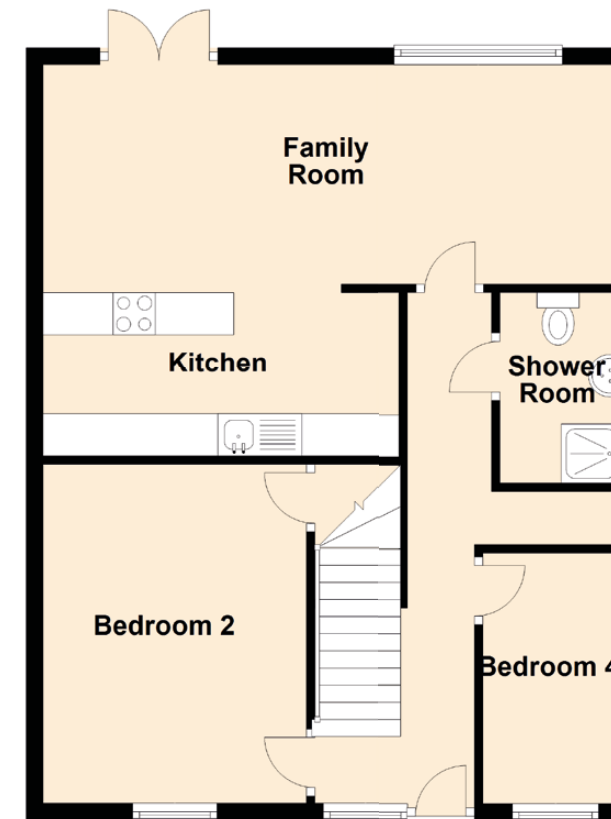
Attic: accessed via the landing, providing more than adequate additional storage space.

This property also benefits from; gas central heating, full double glazing, private garden grounds to the front and rear of the property with a decked area to the rear as well as a driveway to the front, allowing for secure off-street parking, while visitors can take full advantage of the unrestricted on-street parking.





Specifications FLOOR PLAN, DIMENSIONS & MAP

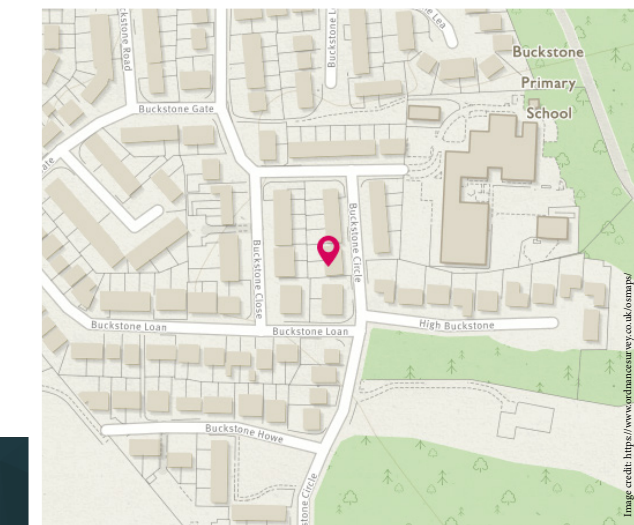


Approximate Dimensions (Taken from the widest point)

Kitchen	4.16m (13'8") x 1.95m (6'5")
Family Room	6.86m (22'6") x 2.60m (8'6")
Shower Room	2.26m (7'5") x 1.43m (4'8")
Bedroom 1	4.13m (13'7") x 2.63m (8'8")
Bedroom 2	4.02m (13'2") x 3.13m (10'3")
Bedroom 3	3.44m (11'3") x 2.06m (6'9")
Bedroom 4	2.98m (9'9") x 1.43m (4'8")
Bathroom	2.10m (6'11") x 1.97m (6'6")

Gross internal floor area (m²): 94m² | EPC Rating: C

Extras (Included in the sale): All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer : The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
SEAN NICOL
Surveyor



Layout graphics and design
ALLY CLARK
Designer