



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**2 Buckstone Circle**

BUCKSTONE, EDINBURGH, EH10 6XB





## 2 BUCKSTONE CIRCLE

### 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.

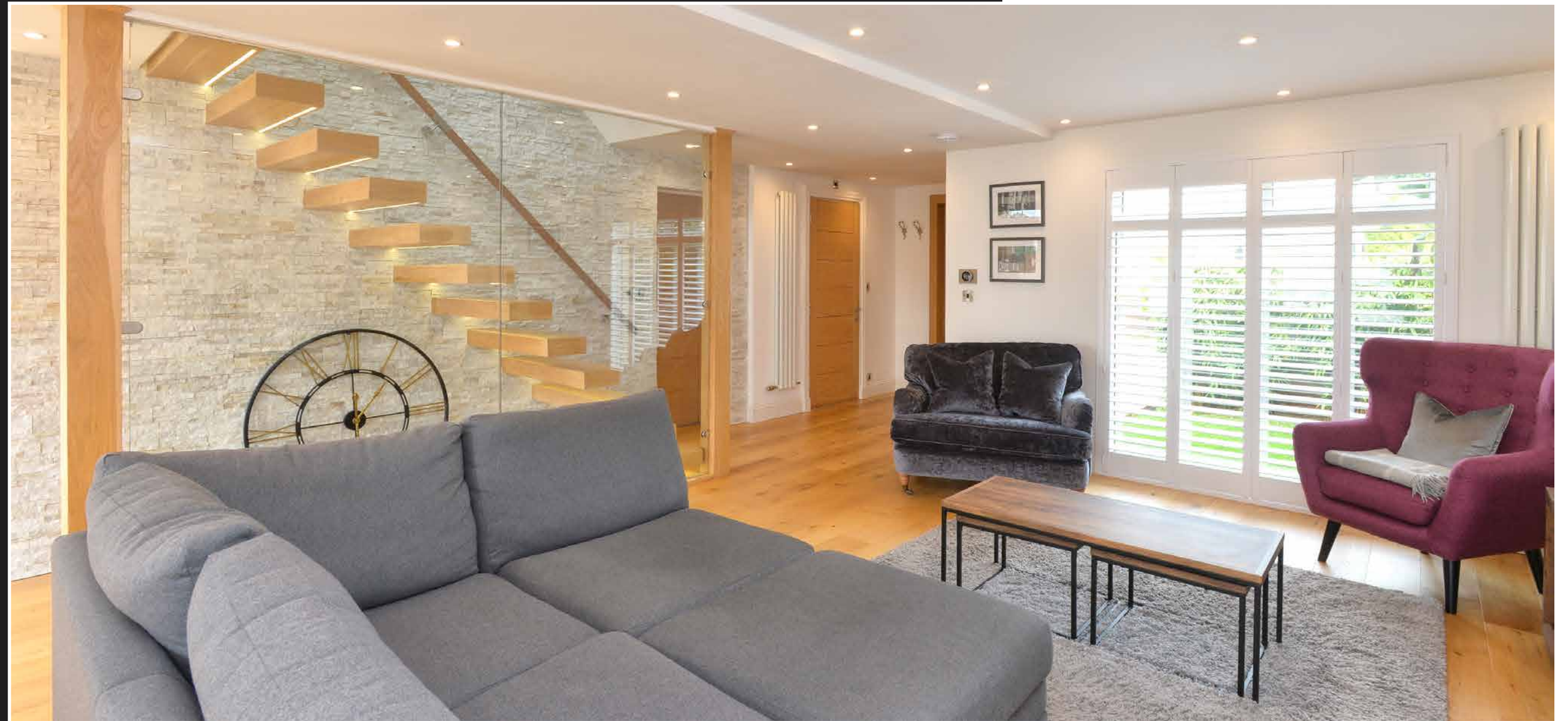


# 2 BUCKSTONE CIRCLE

## EDINBURGH

McEwan Fraser Legal is delighted to present this charming, spacious and exceptionally well presented five-bedroom semi-detached house to the market. The property has been comprehensively extended and modernised to offer generous and beautifully presented accommodation over two floors. The property offers flexibility throughout and currently boasts a fantastic open plan lounge/dining/kitchen area which is flooded with light thanks to the glass surrounds. The proportions on offer give tremendous flexibility for an incoming purchaser to adapt the space to individual taste and requirements.

The property sits on a large corner plot of land with landscaped gardens to the front, side and rear of the property. The house is approached along a decked path to the wonderfully designed front door. The house exudes an inviting and welcoming atmosphere. It is full of charm and character and viewing is highly recommended to appreciate the quality of accommodation on offer.









# 2 BUCKSTONE CIRCLE

## EDINBURGH

The accommodation briefly comprises of a ground floor hallway providing access to a ground floor wet room and then bedroom number five. This bedroom is currently used as a studio/home gym but would also make a spacious playroom. Once into the hallway, the expansive open plan lounge/dining kitchen area is sure to appeal to the discerning buyer. A space like this is virtually unique in a traditional house of this style. This space is flooded with light, thanks to two sets of French doors providing access to the patio and garden area. Light also floods into the room from the front thanks to a floor to ceiling window which is finished with plantation shutters. The lighting suite fitted includes three-zone internet controlled colour changeable LED downlights. The immaculate fitted kitchen is well equipped and comprises a full range of base and wall mounted units offering plenty of prep and storage space. The kitchen also includes a number of Siemens integrated appliances along with range style cooker and stunning worktops.

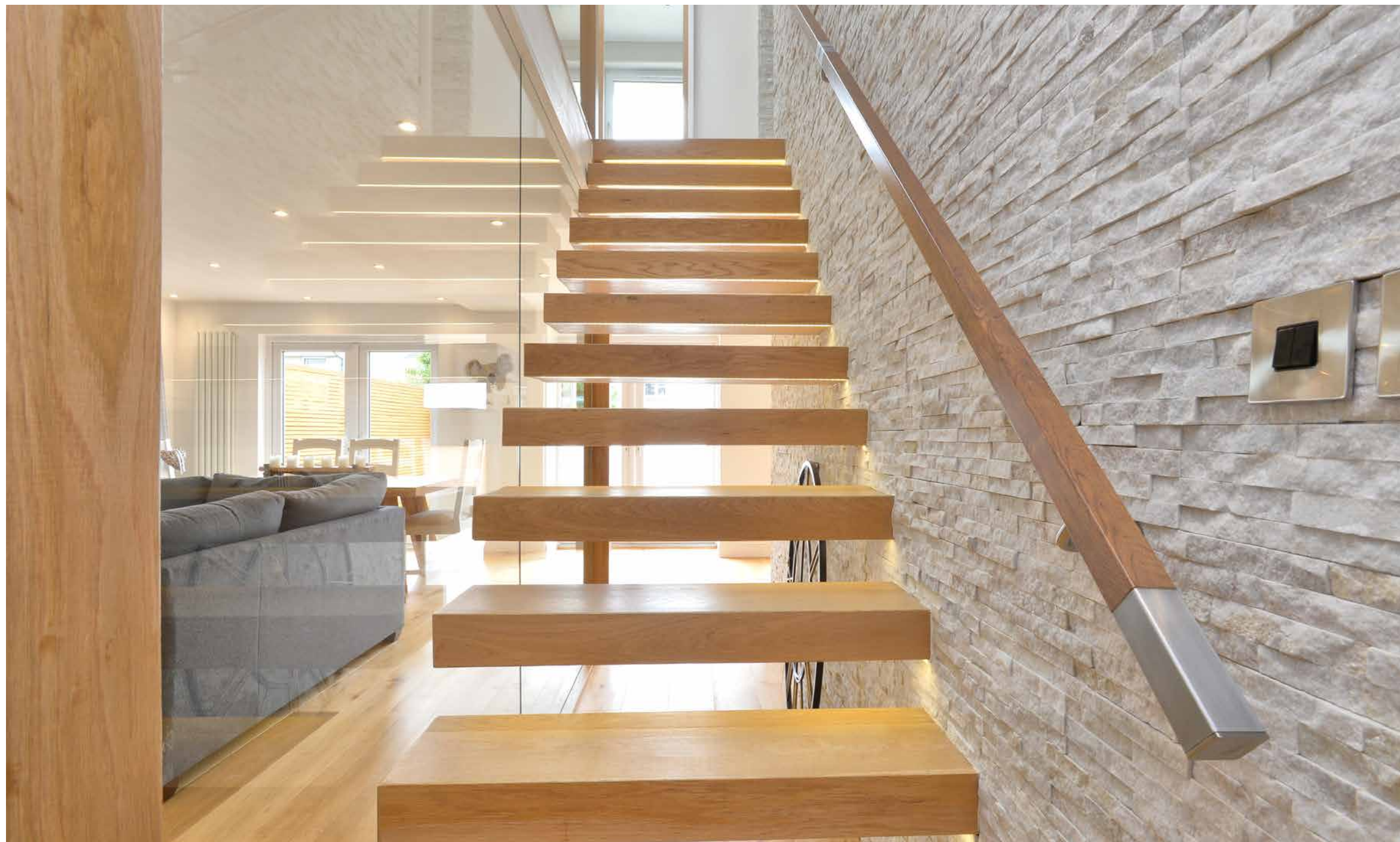




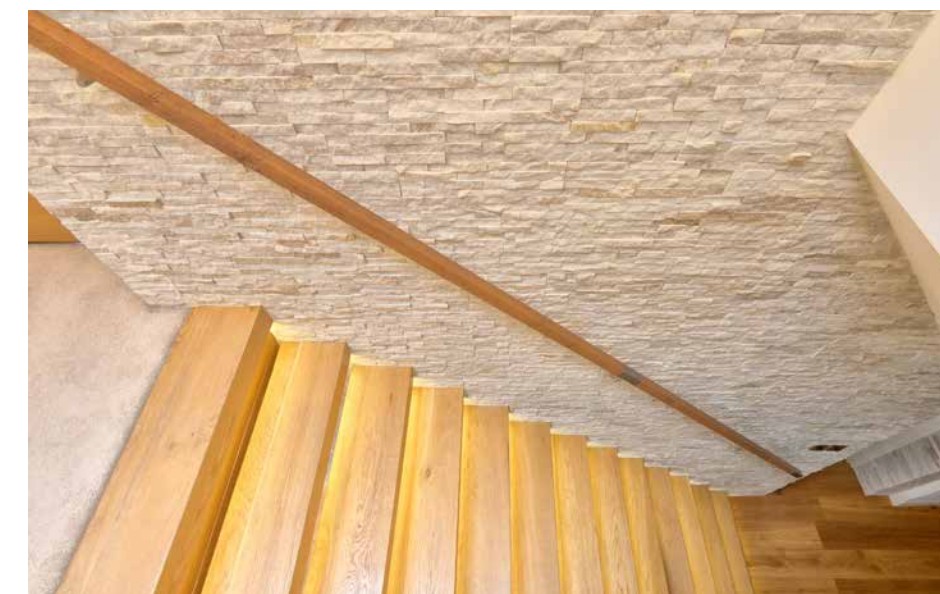








The beautiful floating staircase in the hall leads to the first floor where one will find the master bedroom, three further bedrooms and the master bathroom. The master bedroom is flooded with light thanks to a floor to ceiling window, with Juliet balcony, which overlooks the rear of the property. This room provides ample space for a variety of different furniture configurations and further benefits from a four-piece en-suite bathroom. The en-suite has been fitted to the highest standard, the bath being virtually a work of art. The three further bedrooms are immaculately presented and provide more than adequate space for a full range of free-standing furniture. Two of the bedrooms also provide built-in storage cupboards. A three-piece bathroom suite has also been installed which is fully tiled and includes a whirlpool bath. Underfloor heating, with the LCD control panel, has been installed in both bathrooms and the wet room. The property is also equipped with stylish and smart Nest heating control system.

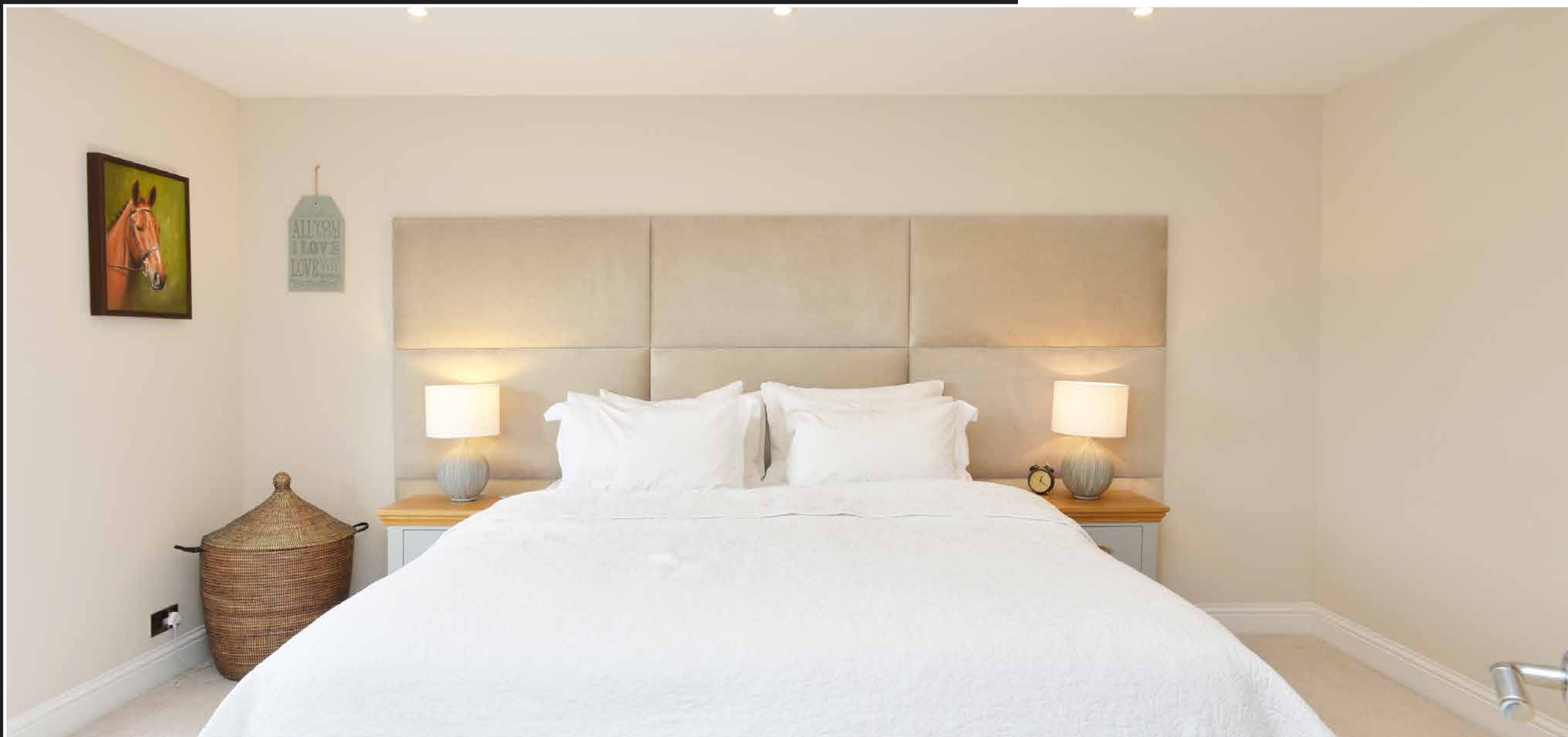




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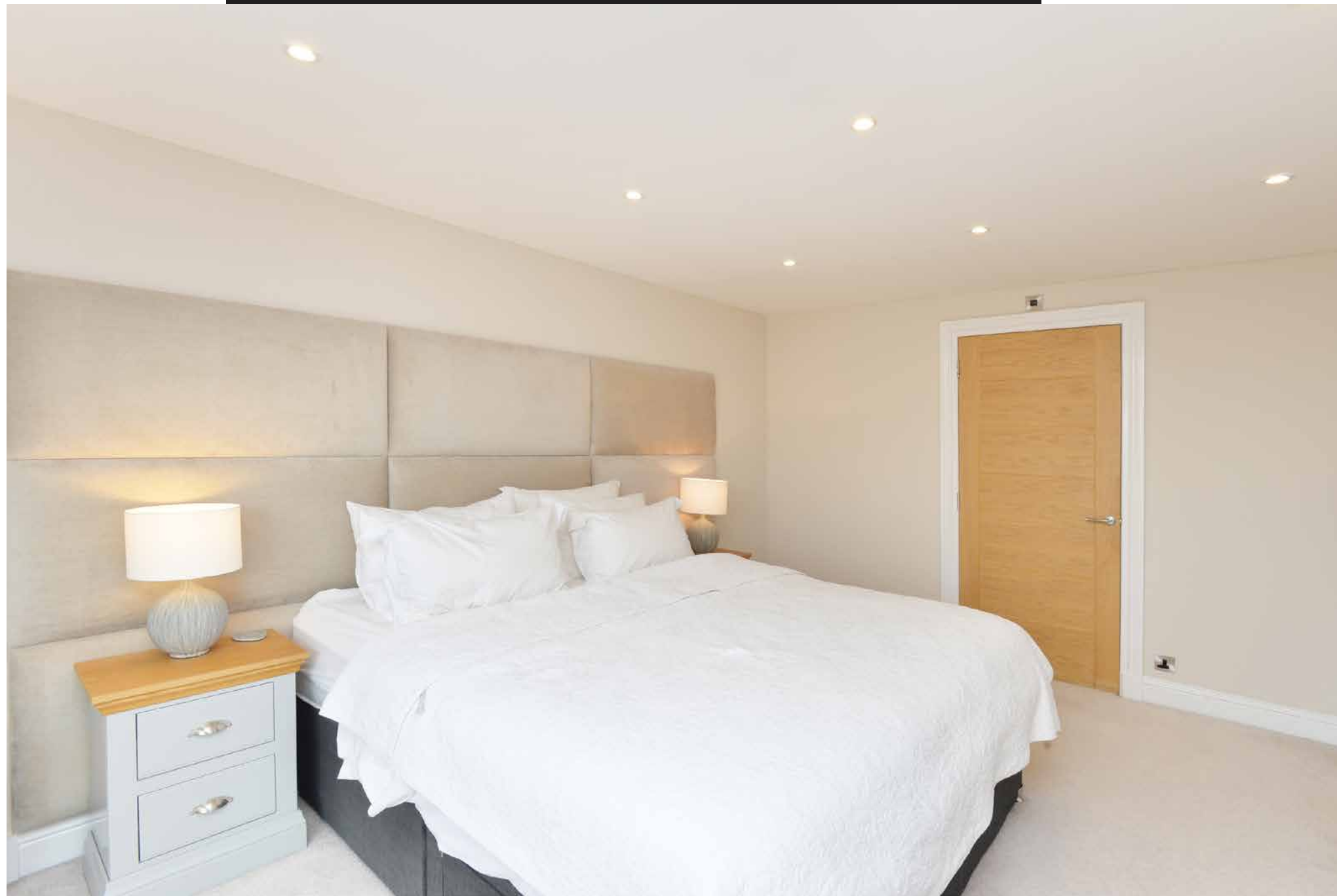
BEDROOMS & BATHROOMS

16

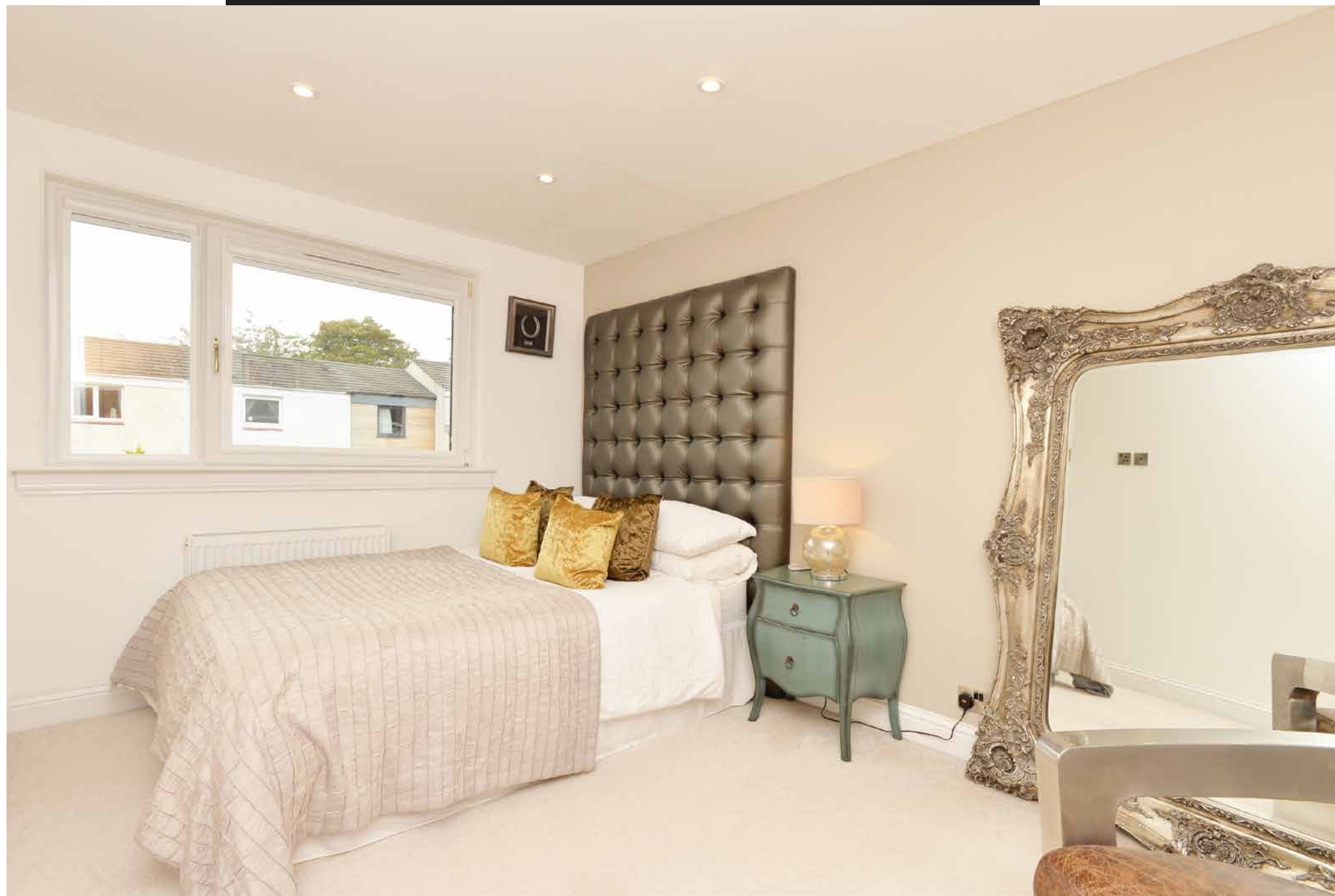


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# 2 BUCKSTONE CIRCLE

## THE EXTERIOR

Externally there is a well-maintained garden to the front of the property and to the rear a garden with a grassed area with patio section backing onto the single garage and parking for two cars. This rear garden has been fully surrounded with a fence to provide full privacy and security with the added benefit of a sliding gate between the driveway and street.







# 2 BUCKSTONE CIRCLE

## THE DETAILS

Approximate Dimensions  
(Taken from the widest point)

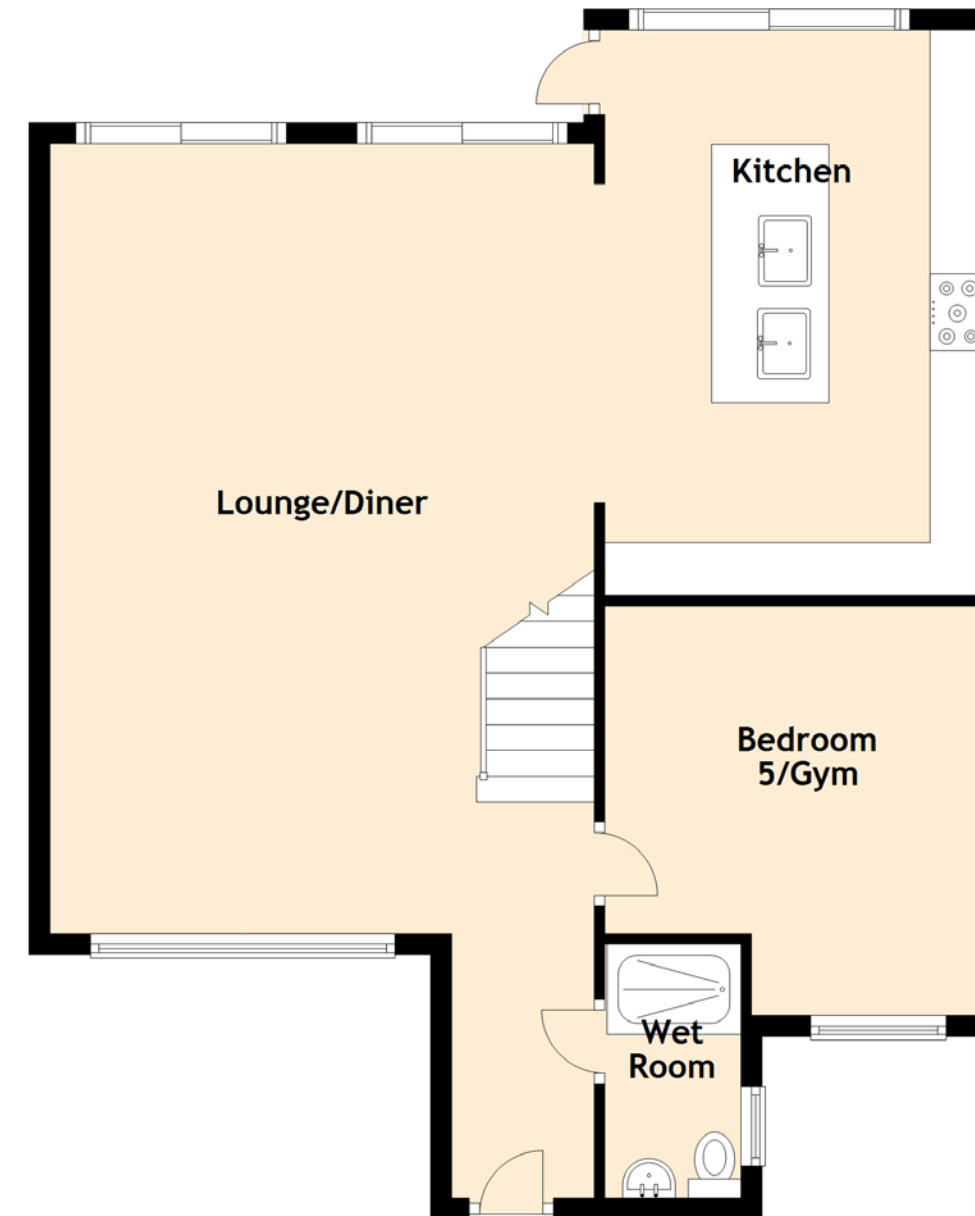
### GROUND FLOOR

Lounge/Diner	7.54m (24'9") x 5.17m (17')
Kitchen	5.24m (17'2") x 3.59m (11'9")
Bedroom 5/Gym	3.59m (11'9") x 3.14m (10'4")
Wet Room	2.36m (7'9") x 1.29m (4'3")

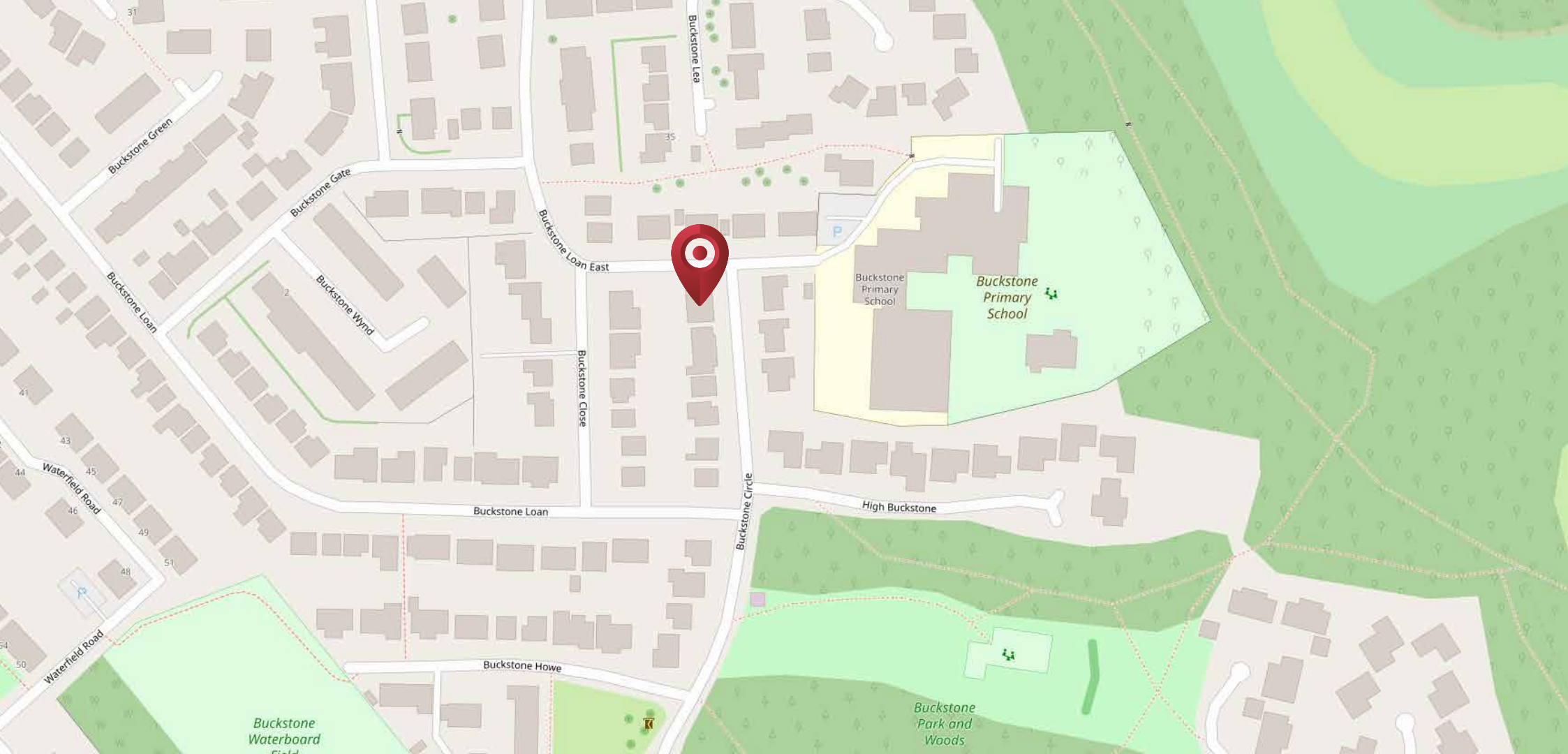
### FIRST FLOOR

Bedroom 1	4.67m (15'4") x 3.60m (11'10")
En-suite Bathroom	3.54m (11'7") x 2.49m (8'2")
Bedroom 2	3.27m (10'9") x 2.96m (9'9")
Bedroom 3	3.89m (12'9") x 2.42m (7'11")
Bedroom 4	2.87m (9'5") x 2.70m (8'10")
Bathroom	1.95m (6'5") x 1.67m (5'6")

Gross internal floor area (m<sup>2</sup>): 152m<sup>2</sup>  
EPC Rating: C







# McEwan Fraser Legal

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