

2 Buckstone Dell

EDINBURGH, EH10 6PG



*HIGHLY DESIRABLE THREE BEDROOM, DETACHED HOUSE
SITUATED WITHIN EDINBURGH'S BUCKSTONE AREA*



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An excellent opportunity has arisen to acquire this highly desirable three-bedroom, detached house. This would make for an ideal family home, situated within Edinburgh's Buckstone area. Viewing of this property is highly recommended.

Internally this accommodation is in good decorative order but does require some modernisation, briefly consisting of a ground floor entrance hallway, a spacious, dual aspect lounge which leads onto the dining room with double doors between the two, the dining kitchen could easily be reconfigured and opened up into the dining area. There is a downstairs bedroom which could be utilized as a home office.

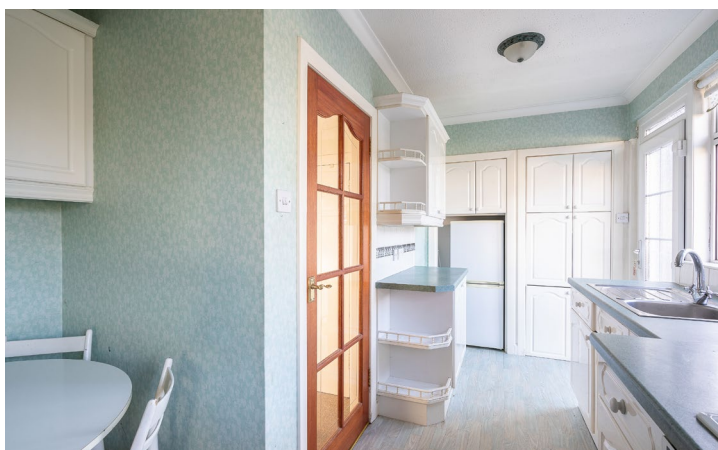
Upstairs there are two spacious double bedrooms, the master of which is huge has a built-in wardrobe. There is also a three-piece, fully tiled shower room.

The Lounge





The Kitchen





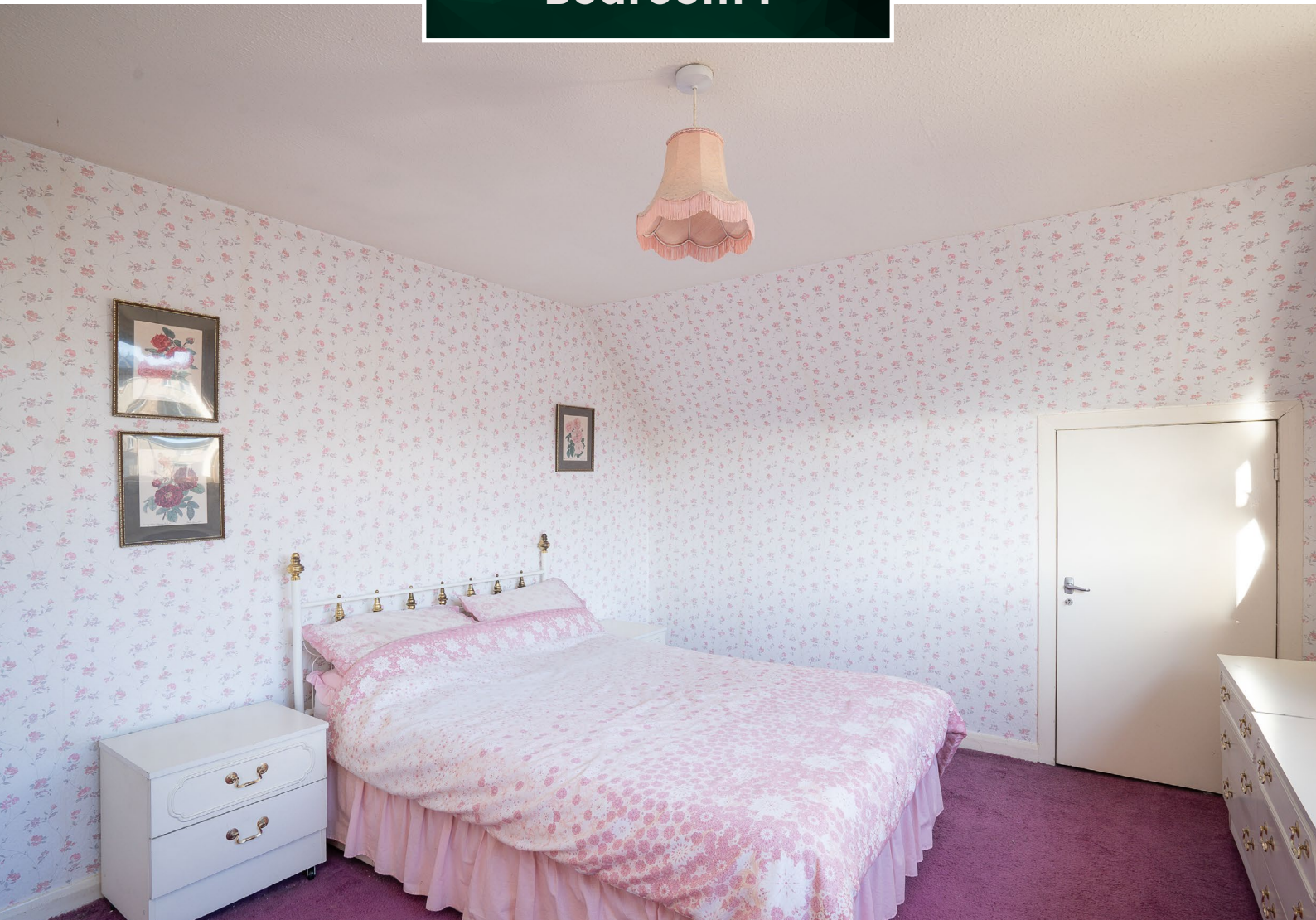
Bedroom 3







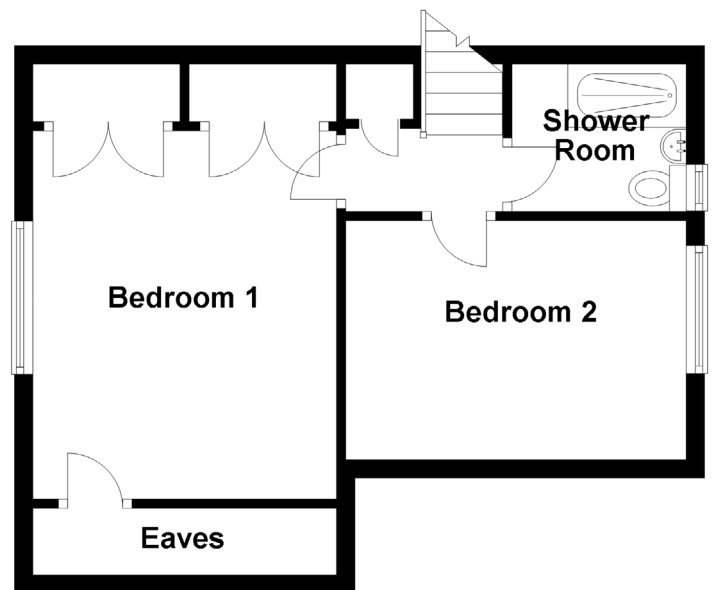
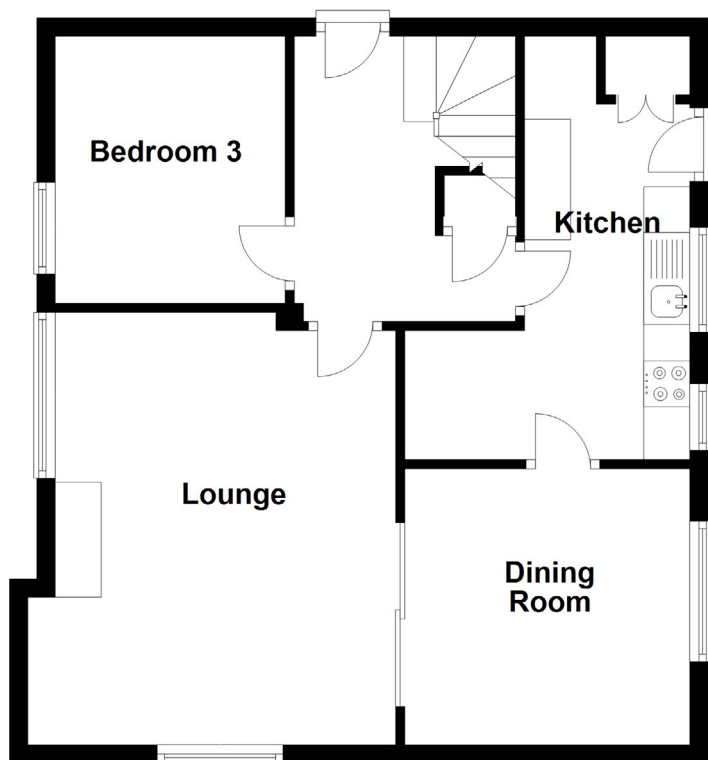
Bedroom 1





Bedroom 2





Approximate Dimensions
(Taken from the widest point)

| | |
|-------------|--------------------------------|
| Lounge | 4.70m (15'5") x 4.00m (13'1") |
| Dining Room | 3.10m (10'2") x 3.00m (9'10") |
| Kitchen | 4.20m (13'9") x 3.10m (10'2") |
| Bedroom 3 | 2.90m (9'6") x 2.50m (8'2") |
| Bedroom 1 | 4.00m (13'2") x 3.30m (10'10") |

| | |
|-------------|------------------------------|
| Bedroom 2 | 3.70m (12'2") x 2.60m (8'6") |
| Shower Room | 1.90m (6'3") x 1.60m (5'3") |

Gross internal floor area (m²): 88m²

EPC Rating: D

Floor Plan



There are also private well-maintained garden grounds to the front and rear of the property. It should be noted that the gardens face south-east so it enjoys the sun throughout the day and evening.

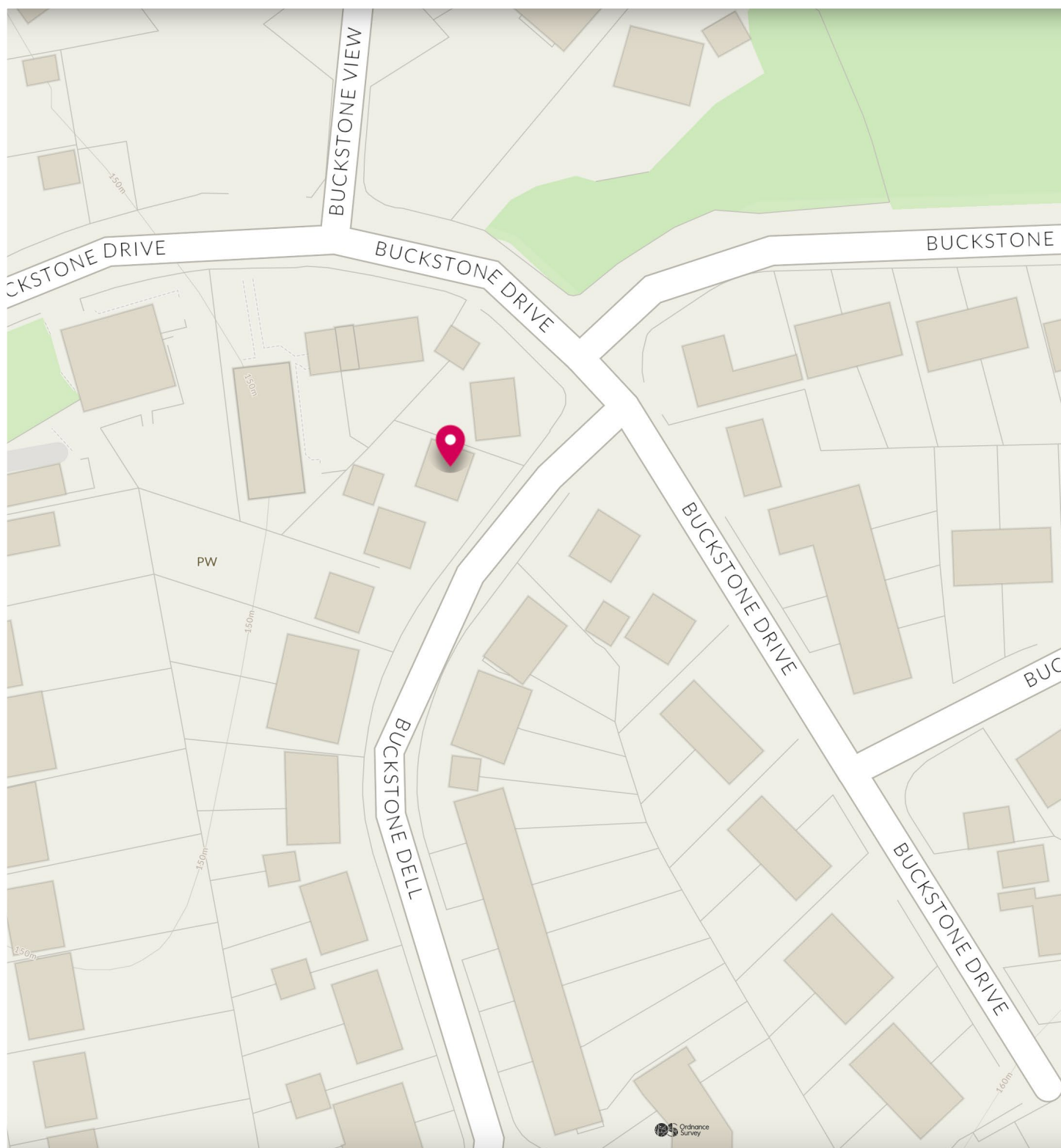
This property also benefits from gas central heating, full double glazing, a single garage, private driveway which accommodates two/three cars for secure off-street parking, as well as more than adequate on-street parking to accommodate for visitors.



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.

Local shopping is conveniently positioned on Comiston Road and the shops here provide normal daily requirements. 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.

The Location



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