



39 Buckstone Crescent
Buckstone, Edinburgh, EH10 6PP



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Buckstone Crescent

We are pleased to be able to offer for sale this smart Detached Bungalow which offers flexible accommodation in this popular and highly regarded residential district to the south of the city centre.

- Reception hall
- Livingroom
- Kitchen/Diningroom
- 3 Double bedrooms, 1 with en-suite & dressing area
- Bathroom
- Gas central heating
- Double glazing
- Private gardens to front & rear
- Driveway



Home Report: £390,000

EPC Rating: D

The property has been well maintained by its present owner and offers accommodation comprising reception hall, spacious lounge with double doors to adjacent dining room and open plan fitted kitchen off, three double bedrooms, one with en-suite shower room, family bathroom with shower and loft.

There are mature and easily manageable areas of private garden ground to the front and rear of the building and a driveway to side affords off-street parking. The rear garden enjoys a good measure of privacy and seclusion and a leafy outlook.

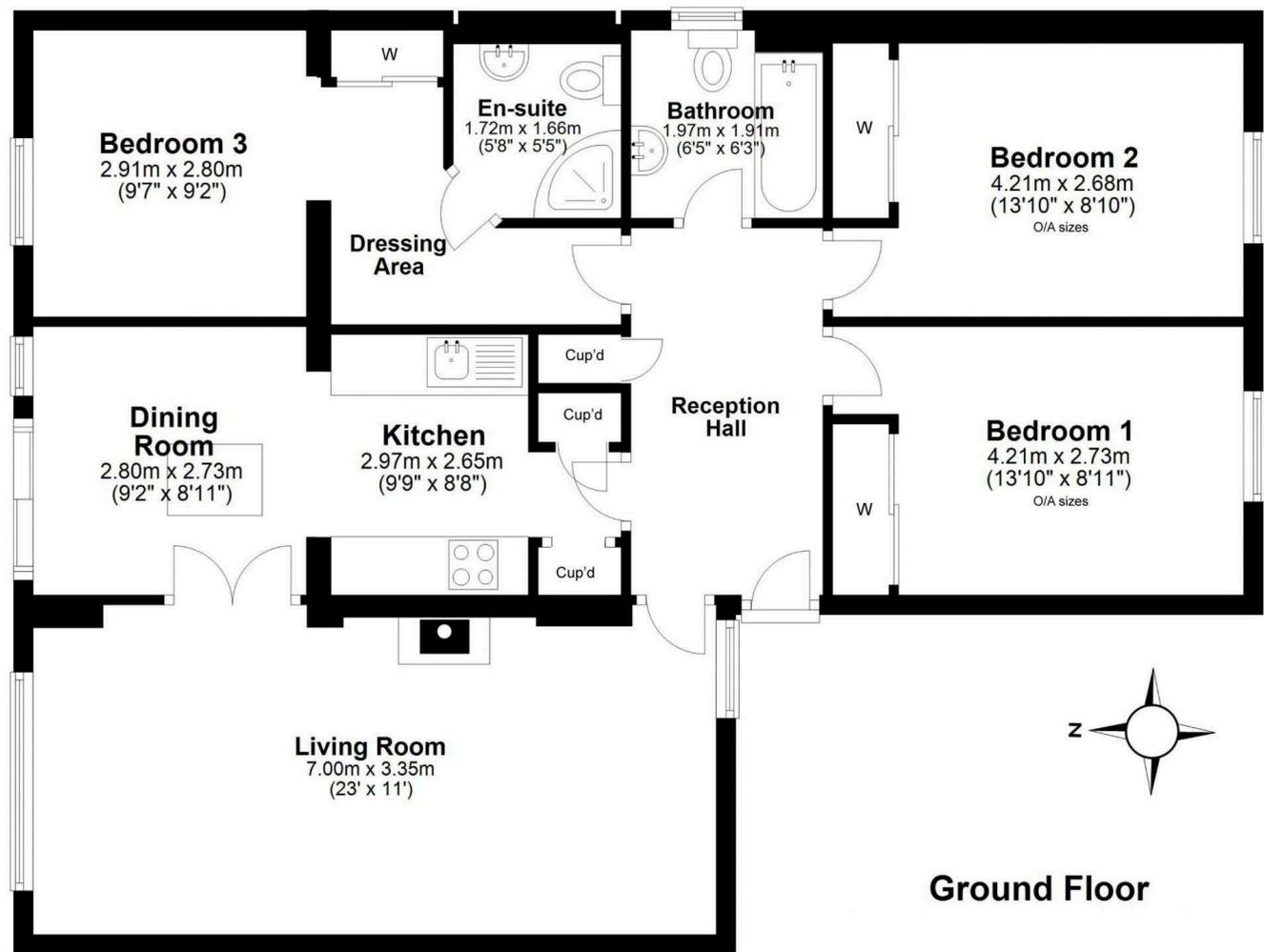
In summary, it is anticipated that this home will prove to be of particular interest to the young family or down-sizer and early viewing is highly recommended to fully appreciate what is on offer.

Extras: to include all fitted carpets and fitted floor coverings, light fittings, blinds, hob, oven, washing machine, dishwasher and fridge/freezer.





Lying southwest of the city centre, easily reached in under 20 minutes, and positioned at the foot of the Braid Hills, Buckstone promises a highly-desirable suburban setting. Nearby Morningside boasts a wealth of local independent shopping and entertainment amenities, including cosmopolitan bistros, bars and the boutique Dominion Cinema, plus two high-end supermarkets. Beautiful green spaces in the surrounding area include the Hermitage of Braid and Blackford Hills Nature Reserve and the Pentland Hills Regional Park, whilst indoor sports facilities can be found at the Craiglockhart Leisure Centre. Golf enthusiasts are also spoilt for choice with the Braid Hills, Swanston, and The Merchants of Edinburgh clubs all close by. Buckstone is served by a superb selection of state and private schools. The area is also perfectly placed for swift commuting, with good bus services into Edinburgh and easy access to the City Bypass and motorway network.



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