



**118 BUCKSTONE ROAD
BUCKSTONE
EDINBURGH
EH10 6UT**

**OFFERS OVER
£290,000**

 **CONNELL & CONNELL** *WS*
SOLICITORS AND ESTATE AGENTS

**SPACIOUS
SEMI DETACHED
VILLA WITH GARDENS
AND GARAGE LOCATED IN
A POPULAR RESIDENTIAL
AREA CLOSE TO
EXCELLENT LOCAL
AMENITIES**

VIEWING:
BY APPOINTMENT
TELEPHONE AGENTS
0131 524 3800 FOR
AN APPOINTMENT

The property is situated in the popular residential area of Buckstone which lies approximately four miles south of the city centre. There are a number of local shops close by with a wider variety available on both Comiston Road and Morningside Road with several supermarkets a short driveaway. Nearby Morningside also boasts a number of banks, building societies, a Post Office, pubs and restaurants. The Churchill Theatre and Dominion Cinema are also nearby.

There are well regarded local schooling facilities in the area in both the public and private sectors together with a good number of playgroups and nurseries. Buckstone Primary school is just a short walk away. Local recreational facilities include a number of golf courses, tennis and sports clubs and there is walking nearby in Braidburn Valley, Hermitage of Braid and Blackford Hill. There is easy access to the Pentland Hills and Hillend dry ski slope.

There are regular bus services to and from the city centre and the city bypass is within easy reach by car providing access to East Lothian, the airport and major motorways.

Internally the property offers good sized and flexible family accommodation although it would now benefit from some modernisation and upgrading. Development potential subject to obtaining all necessary planning and consents. The property benefits from gas central heating and double glazing.



PROPERTY DETAILS

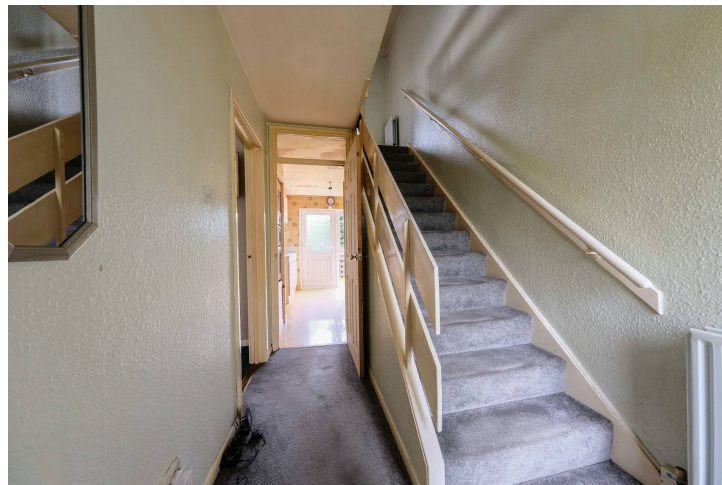
- * Entrance Hall with staircase to upper floor.
- * Bright and spacious Lounge / Dining Room with dual aspect to front and rear overlooking gardens. Feature fireplace housing electric fire. Large serving hatch to kitchen. Patio door to garden.
- * Fitted Kitchen with matching wall and base units. Integrated gas hob, electric oven and grill. Worksurfaces with integrated stainless steel sink. Large under stair cupboard. Door and window to garden.
- * Upper Hall with airing cupboard. Attic access hatch.
- * Two good sized Double Bedrooms with built in wardrobes.
- * Large Single Bedroom with window to front. Built in cupboard.
- * Bathroom with three piece suite comprising bath with electric shower above, wash hand basin and WC. Frosted window to rear. Wall heater.

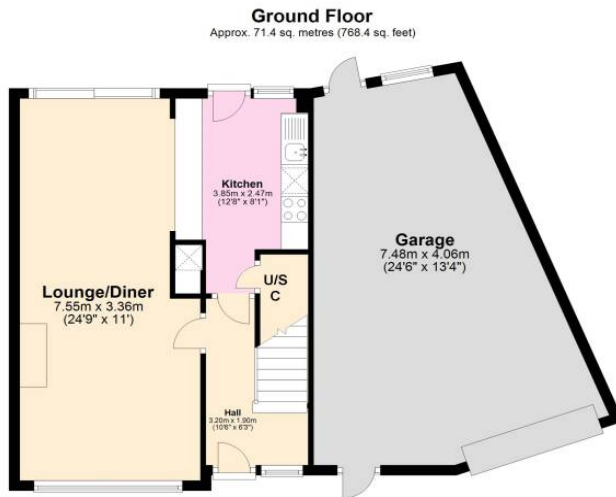
Energy Efficiency Rating: D



EXTERNAL

A driveway provides off street parking and leads to a large garage with up and over door, power and light. Large front garden laid mainly to lawn. Fully enclosed rear garden again laid mainly to lawn. Patio with space for garden furniture.





Photographs and floorplan by Mike Dooley Photography 07730 560286
Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Note: Measurements are for general guidance only and are not warranted. These particulars do not form part of any contract. The floor plan is for illustrative purposes only and as such is not drawn to scale.