



Stevenson Marshall
Property & Law

12 Buckstone Wynd
Edinburgh, EH10 6UQ

Offers over £290,000

12 Buckstone Wynd, Edinburgh

A most impressive mid terraced villa with private garage to front and pleasant outlooks to rear.

There is an excellent internal layout which includes a reception hallway, dining lounge, conservatory, kitchen, upper landing, three good sized bedrooms and bathroom.

Gas central heating is installed with large double glazed picture windows, fresh décor and good storage throughout.

Entrance hallway
Dining lounge
Conservatory:- 11'11 x 12'2 (3.64m x 3.72m)
Kitchen:- 10'9 x 7.0 (3.28m x 2.16m)
Upper landing
Bedroom 1:- 13'6 x 9'6 (4.11m x 2.90m)
Bedroom 2:- 11'8 x 9'11 (3.56m x 3.02m)
Bedroom 3:- 10'10 x 9'6 (3.30m x 2.90m)
Bathroom:- 8'3 x 6'9 (2.50m x 2.05)

The superb mature garden ground features a host of flower beds, shrubs, trees, generous patio and chipped areas. Drying facilities are provided.

A garage to front and monobloc driveway provide ample off street parking for several vehicles.

Buckstone is a much sought after residential area, which lies about four miles south of the City Centre. There are excellent public transport services, including quick and easy access to the city by-pass and the A1. The surrounding area is attractive green belt with the Braid Hills, several golf courses and open spaces of the Pentland Hills Regional Park all within close proximity. Neighbouring Morningside boasts a good range of small independent shops, Marks & Spencer food outlet, Waitrose and a number of popular restaurants and bars. The local schools such as Buckstone Primary, St Peter's Primary, St Thomas Aquinas High School and Boroughmuir High School all have a first class reputation.

Viewing: An appointment to view can be made by contacting Stevenson and Marshall on 01383 721141 or ESPC during weekends on 0131 6248000.



Do you have a property to sell?

We would be delighted to provide you with pre-sale advice and a free valuation of your existing home without obligation.

Please contact our Property Manager Amanda Newby (MNAEA) or a member of our Property Department on 01383 721141 to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website or Facebook page.



Interested parties are advised to contact our Property Department as soon as possible or instruct their Solicitor to NOTE INTEREST on their behalf. This will ensure they will be advised if a closing date for offers is set or if an offer is received. A note of interest holds no contractual obligations for the purchaser or seller.

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