



Four bedroom semi-detached family home

In the highly sought after area of Buckstone

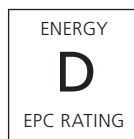
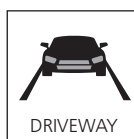


24 Buckstone Loan East

Fairmilehead, Edinburgh, EH10 6XD



Scan Here!





The Location

Buckstone is a popular residential estate 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, well planned and laid out, and all attractively built on 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.

Local shopping is conveniently positioned on Comiston Road, and all the shops here provide normal daily requirements. Should more extensive facilities be required, they can be found in abundance

nearby at Morningside, one of the city's best served suburban shopping centres. Here there is also the usual choice of banking, and post office services. Edinburgh's city centre is within each reach by regular public bus services.

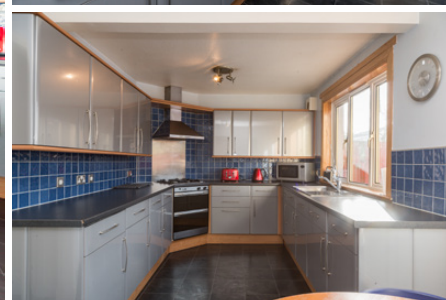
The proximity of the City Bypass gives this area a considerable advantage. The bypass can be reached in a matter of moments, and thereafter, no major trunk route is more than a few short miles away. Links to Glasgow and the M8, Stirling and the M9, northwards via the Forth Road Bridge and the M90, are all just minutes away. National and International air links, via Edinburgh Airport, lie just beyond Gogar Interchange.



24 Buckstone Loan East

“...the airy living room has a floor to ceiling double glazed window flooding the room with natural light plus there is a generous living space...”





Part Exchange available! We are delighted to offer for sale this four bedroom semi-detached villa, presented to the market in move in condition. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout. On entering the home through the entrance hallway, it is immediately apparent that the current owners have looked after this family home, which is fit for today's modern living. Room usage throughout can be adapted to meet individual purchasers needs and will comfortably provide for a larger family.

24 Buckstone Loan East is a well presented property and would make a fantastic family home. The property benefits from a large plot, with a lovely rear garden ideal for children. The property is in a sought after location and benefits from great commuter links beyond Edinburgh. In more detail the accommodation comprises: A welcoming entrance hallway which gives access to the lounge, formal dining room, kitchen. Off the kitchen is a large utility followed by a downstairs WC.

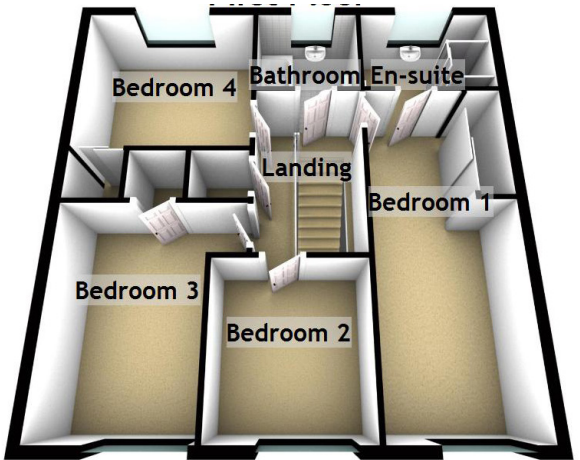
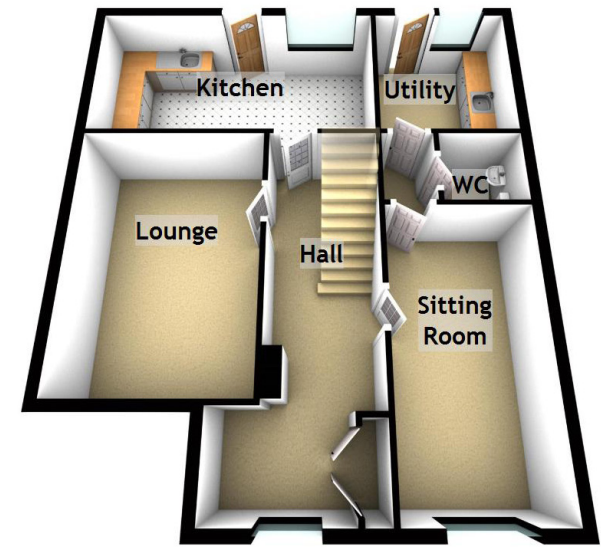
The airy living room has a floor to ceiling double glazed window flooding the room with natural light plus there is a generous living space for furniture and units. The large kitchen is fitted with a good range of floor and wall mounted units providing lots of worktop space, integrated appliances and a gas hob, which is sure to appeal to any aspiring chef! There is also plenty of space in this zone for informal dining. There is a second family room downstairs that could serve as either a formal dining room or as a fifth bedroom.

Upstairs there are four generous-sized bedrooms, all of which are flooded by natural light. The large master suite benefits from a en-suite shower room, fitted wardrobes and allows space for additional free standing furniture if required. There are three further bedrooms all of which are generous sizes.

The property further benefits from gas central heating, double glazing, easy to maintain gardens and off street parking for two cars.



Bedrooms and Bathrooms



Approximate Dimensions
(Taken from the widest point)

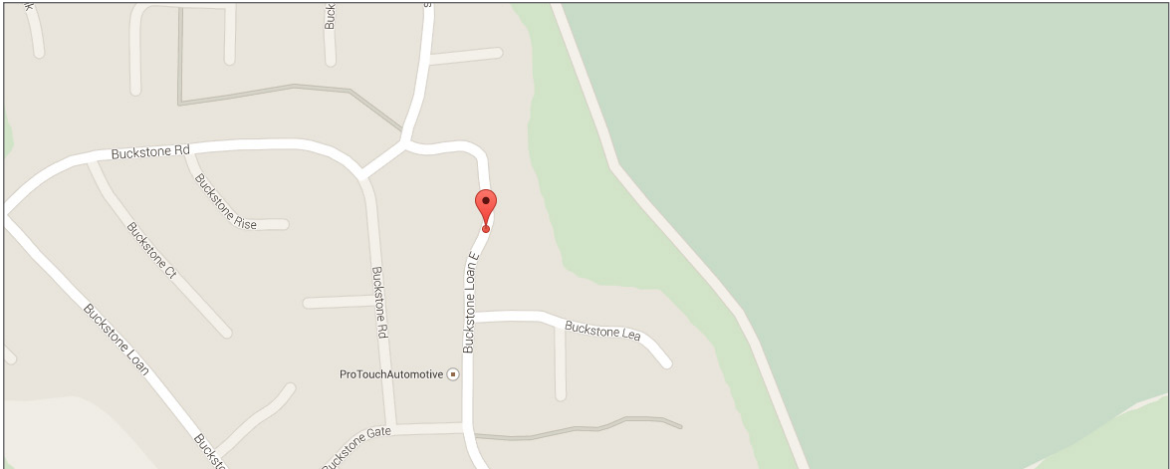
Lounge	4.75m (15'7") x 3.30m (10'10")
Sitting Room	5.07m (16'8") x 2.56m (8'5")
Kitchen	5.35m (17'7") x 2.69m (8'10")
Utility	2.69m (8'10") x 2.56m (8'5")
WC	1.51m (4'11") x 1.36m (4'6")
Bedroom 1	5.17m (17') x 2.55m (8'4")
En-suite	2.55m (8'4") x 1.70m (5'7")
Bedroom 2	2.90m (9'6") x 2.66m (8'9")

Bedroom 3	3.90m (12'10") x 2.00m (6'7")
Bedroom 4	3.29m (10'10") x 2.98m (9'9")
Bathroom	1.97m (6'6") x 1.70m (5'7")

Extras
(Included in the sale)

All fitted carpets, floor coverings, light fittings and Integrated appliances.

Other items may be available by separate negotiations.





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Part Exchange

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

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