

# 68 Buckstone Terrace

EDINBURGH, EH10 6RQ



*Generously Proportioned Three/Four  
Bedroom Family Home in Fairmilehead.*



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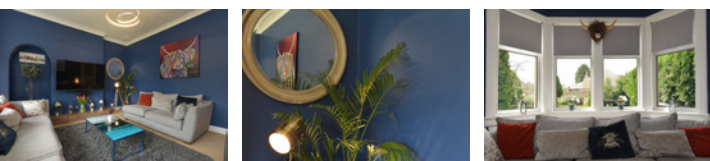


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McEwan Fraser Legal is delighted to present this generously proportioned three/four bedroom detached bungalow in Edinburgh's popular Buckstone/Fairmilehead. The house has been well maintained by the current owners and is situated on a generous corner plot.

# THE LIVING ROOM



Inside, the property comprises of:

- Fully equipped kitchen which is accessed from the hallway and provides access to the side of the house and rear garden via a small porch.
- Spacious living room which is overlooking the private rear garden. The living room offers various possibilities for furniture arrangements.
- In addition to the living room the house also has a nicely proportioned dining room which offers an excellent versatile space for family living from perhaps being an extra bedroom if needed or quite simply as a dining room or snug TV room.

# THE KITCHEN



# THE DINING ROOM/BED 4





- The house has three purposed bedrooms, all of which are double and generous double bedrooms at that.
- There is one main family bathroom which is fitted with a three-piece bath suite with a shower over the bath.

# THE BATHROOM



# BEDROOM 1



# BEDROOM 2



# BEDROOM 3





In addition, the property includes off-street parking for two cars, a generous single garage and as previously mentioned a large front side and rear garden due to being a corner plot. The garden has outdoor water and electricity as well as an alfresco dining/barbecue space in the rear garden. The house benefits from gas central heating and double-glazed windows throughout making for a warm and cost-effective home, year-round.

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP

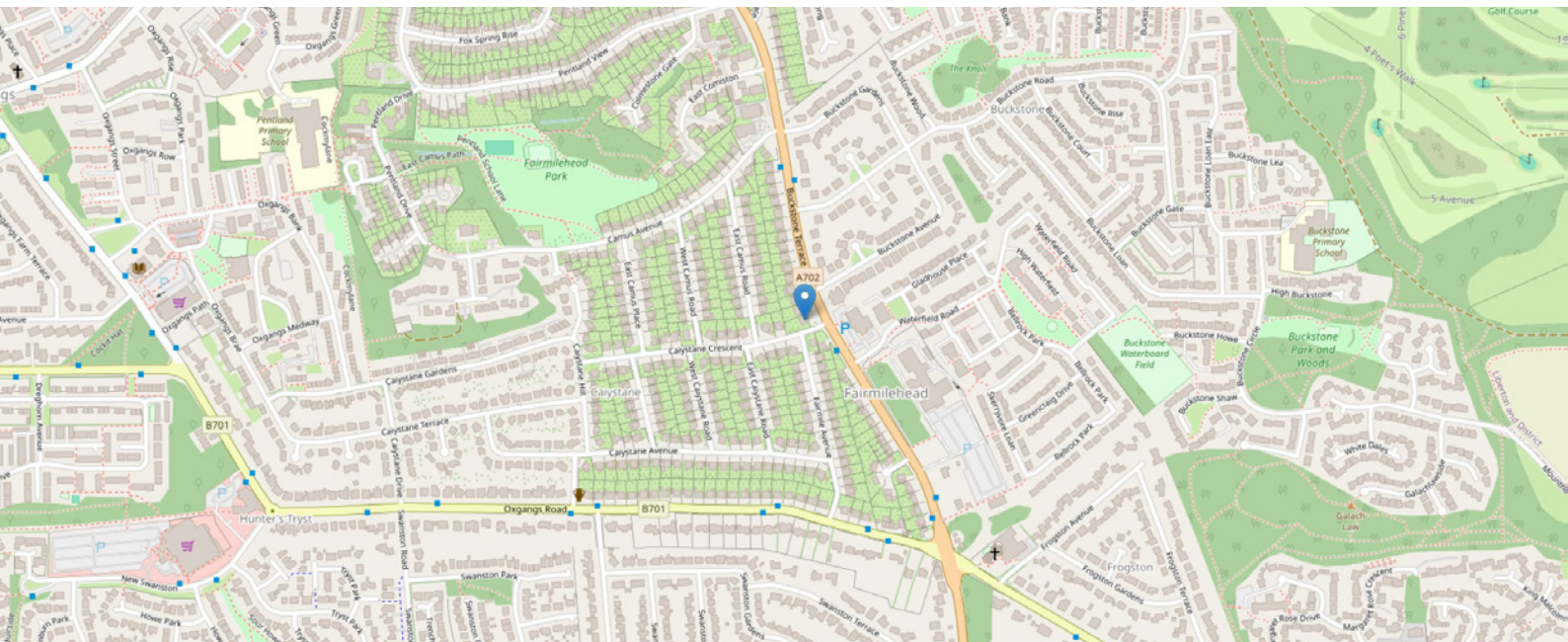


Approximate Dimensions  
(Taken from the widest point)

Living Room 4.80m (15'9") x 4.24m (13'11")  
 Dining Room/Bed 4 4.07m (13'4") x 3.03m (9'11")  
 Kitchen 4.24m (13'11") x 2.73m (8'11")  
 Bathroom 2.39m (7'10") x 1.93m (6'4")

Bedroom 1 5.25m (17'3") x 4.24m (13'11")  
 Bedroom 2 5.25m (17'3") x 4.07m (13'4")  
 Bedroom 3 3.62m (11'11") x 3.27m (10'9")  
 Garage 5.31m (17'5") x 2.95m (9'8")

Gross internal floor area (m<sup>2</sup>): 118m<sup>2</sup>  
 EPC Rating: D



# THE LOCATION

Buckstone is a popular residential estate situated on 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 easy 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 routes are 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 the Gogar Interchange.



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