

● Beveridge  
● Philp  
& Ross  
**0131 554 6244**



Offers Over £280,000

**62 Buckstone Crescent, Buckstone, Edinburgh EH10 6PR**





## Beautifully Light & Spacious Upper Villa With Private Gardens

This is a beautifully light and spacious upper villa flat quietly positioned within the highly desirable residential area of Buckstone lying south of the city centre, convenient to wide ranging amenities, schools and transport links.

The recently upgraded interior offers a superb opportunity to acquire a stylish home of space and modern living presented in true move-in condition. In brief, the accommodation comprises: entrance vestibule/stair leading to a spacious hallway, good sized lounge, well fitted kitchen with hob/oven, three comfortable bedrooms and a tiled bathroom with shower. Tastefully decorated complemented by toning tiling and attractive fitted floor coverings, the property also benefits from the added comfort of gas central heating, double glazing and excellent storage including fitted wardrobes in two of the bedrooms and a sizeable attic. There are mature easily tended gardens to the front and side of the property and unrestricted on-street parking closeby. All fitted floor coverings and blinds are included in the sale.

### ACCOMMODATION (WIDEST POINTS)

Lounge	4.80 m x 4.06 m / 15'9" x 13'4"
Kitchen	3.35 m x 2.13 m / 11'0" x 7'0"
Bedroom 1	3.86 m x 3.05 m / 12'8" x 10'0"
Bedroom 2	4.19 m x 2.39 m / 13'9" x 7'10"
Bedroom 3	3.66 m x 2.49 m / 12'0" x 8'2"
Bathroom	1.93 m x 1.85 m / 6'4" x 6'1"



## LOCATION

Buckstone lies south of the city, an ideal area to enjoy many pleasant open spaces while convenient to local amenities and shops. Nearby Morningside offers a wealth of independent shopping and eateries, including delicatessens, bistros and bars, as well as Waitrose and M&S supermarkets. Schools catering for all age groups are easily accessible, the property currently within the catchment area for Buckstone Primary and Boroughmuir High School. Delightful leisure facilities in the vicinity include popular golf courses, Hermitage of Braid and Blackford Hills Nature Reserve offering many scenic walks with the Pentland Hills Regional Park/ Midlothian Snowsports Centre providing wide ranging activities a short drive away. The area is also perfectly situated for commuters with frequent bus services operating to many parts of the city and easy access to the city bypass linking with major motorway networks.

*As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.*

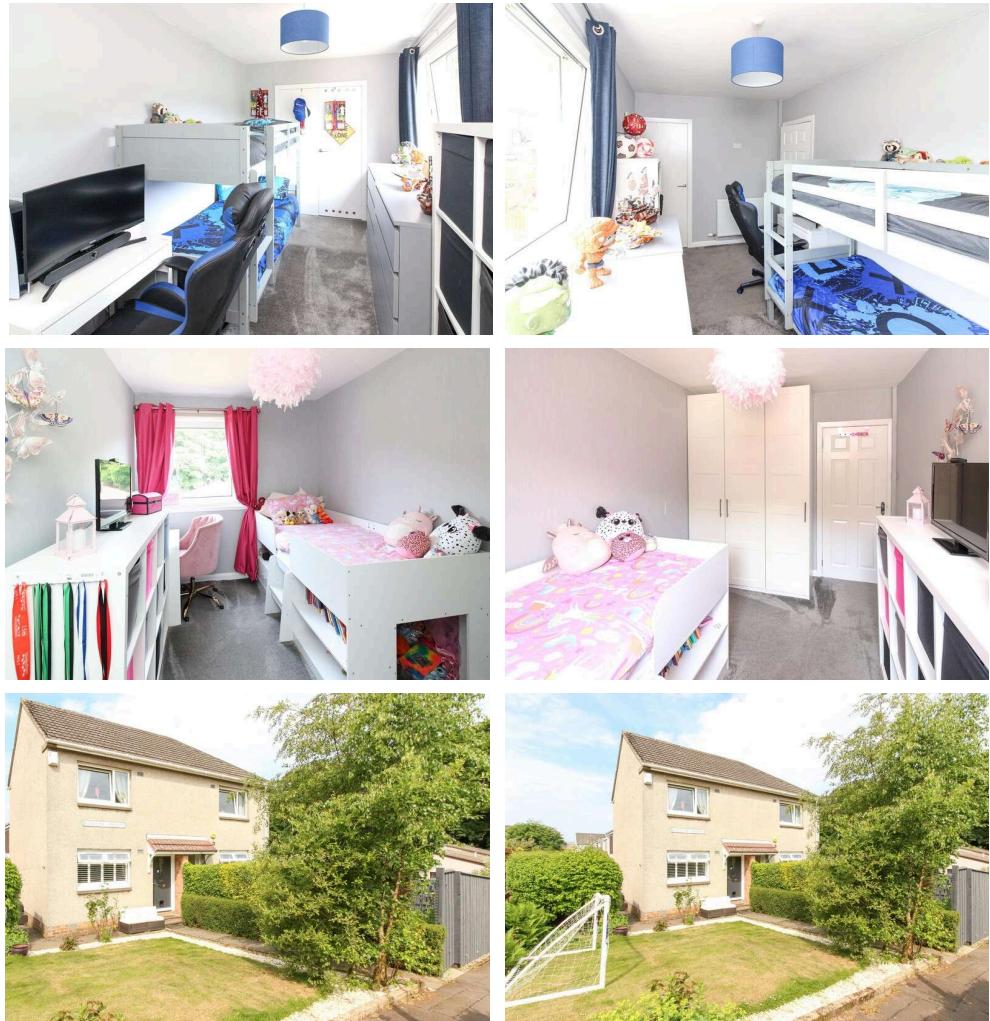
## EPC RATING

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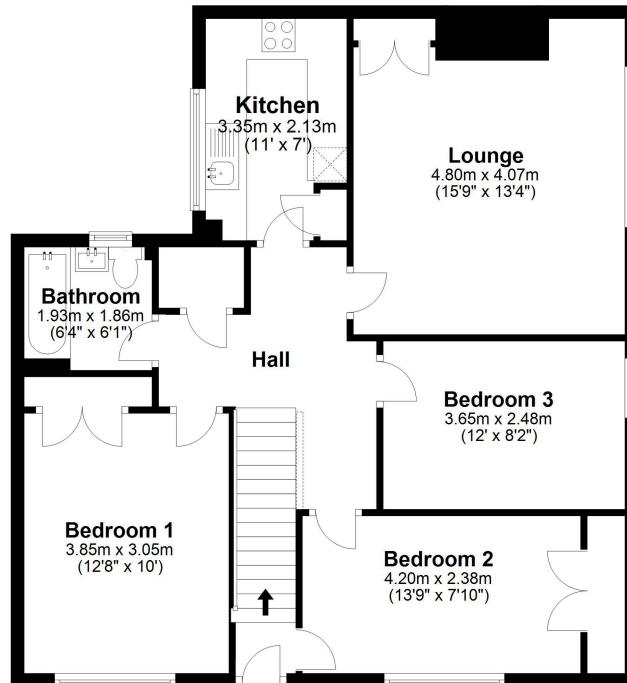
## VIEWING

By appointment, please telephone 0131 554 6244





**Upper Villa, 62 Buckstone Crescent**



Schematic Diagram Only - Not To Scale  
Plan produced using PlanUp.

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*A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will be given the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.*