



30 Buckstone Drive, Edinburgh, EH10 6PQ

*Delightful three-bedroom semi-detached family home with garden, driveway, and garage*

URQUHARTS  
EDINBURGH



## DESCRIPTION

30 Buckstone Drive is delightful three-bedroom semi-detached house with south/south-west-facing garden, driveway, and detached garage. Situated in the desirable Buckstone area, the location is superb with excellent local amenities and schools and is a convenient distance from the city centre & surrounding areas. The property offers fantastic potential (subject to local authority consents).

Entrance vestibule and hall; bright and spacious open plan living room / dining room with gas fireplace and patio doors to the rear garden; fitted kitchen with wall and base units and appliances; bedroom three, which could also be used as a home office/study; and modern shower room. On the upper level, two good-sized double bedrooms with built in storage/wardrobes; and a second shower room.

## ACCOMMODATION

Entrance vestibule & hall. Living room / Dining room. Kitchen. Two bedrooms. Bedroom 3 / Study. Two shower rooms.

Gas central heating. Double glazing. Well-maintained private front, side, and rear gardens, with the south/south-west-facing rear garden mainly laid to lawn with mature borders and patio area. Driveway for several cars leading to a detached single car garage.



## LOCATION

Buckstone Drive is situated approx. 3 miles south of the city centre, in a very well-regarded residential area. There are plenty of green spaces nearby including Braid Hills, Hermitage of Braid, Blackford Hill, the Pentlands Regional Park and Midlothian Snowsport Centre with dry ski slope. There are excellent golf courses virtually on the doorstep at Mortonhall, The Braids, and Swanston, and a children's golf course at The Hermitage. At Buckstone Terrace there are local shops catering for everyday needs, with a Morrisons supermarket at Hunters Tryst and Tesco supermarket at Colinton Mains, and a Waitrose supermarket, M&S Food Hall, and Sainsbury's Local in Morningside. Morningside also has a range of boutiques, cafés, bars, restaurants,



library and Dominion cinema. Regular bus services run to and from the city centre and surrounding areas, with the city bypass leading to the main motorway networks as well as Edinburgh International Airport, and the Queensferry Crossing / Forth Road Bridge within proximity. The city bypass also provides access to popular retail parks at Straiton and The Gyle. The highly regarded Buckstone Primary School and Boroughmuir High School are within the catchment area, with private schooling at George Watson's College, Merchiston School, and George Heriots within short distance.

### **INCLUDED IN SALE**

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

### **PRICE AND VIEWING**

For price and viewing arrangements please contact Urquharts 0131 556 2896

### **HOME REPORT**

The Home Report is available at [www.espc.com](http://www.espc.com) or by contacting Urquharts Property on 0131 556 2896 or email: [property@urquharts.co.uk](mailto:property@urquharts.co.uk). All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band **E**

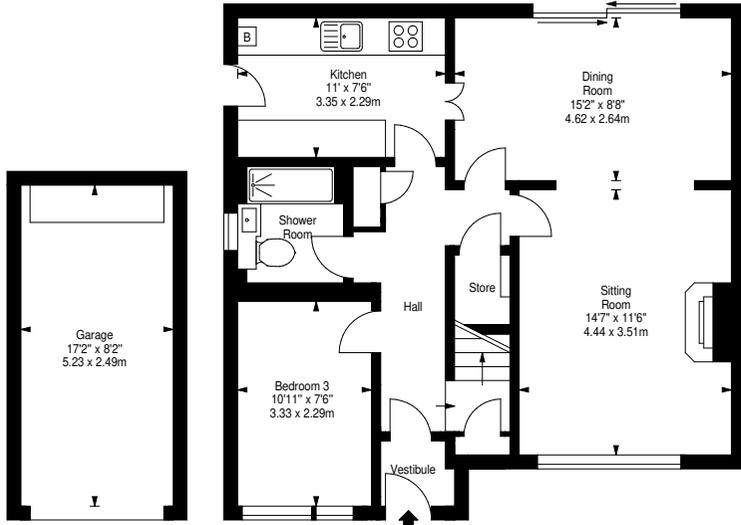
The property has an Energy Rating Category **D**



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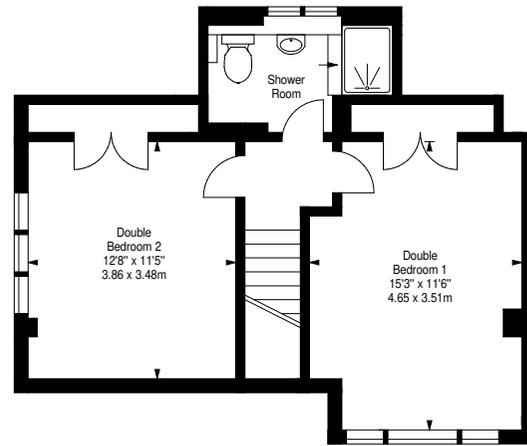


Approx. Gross Internal Area  
1124 Sq Ft - 104.42 Sq M  
Garage  
Approx. Gross Internal Area  
142 Sq Ft - 13.19 Sq M  
For identification only. Not to scale.  
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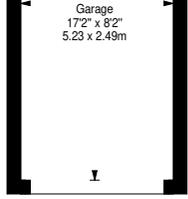


Ground Floor

Ground Floor



First Floor



Garage



## NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email [property@urquharts.co.uk](mailto:property@urquharts.co.uk).