



RALPH SAYER
SOLICITORS & ESTATE AGENTS

122 Buckstone Terrace

Fairmilehead, Edinburgh EH10 6QR

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Welcome to a hidden gem in the heart of Fairmilehead! A unique detached bungalow nestled on a prime corner plot, the perfect blend of character and modern living. With its wrap-around gardens and enchanting pathway leading up to the front door, this property greets you with warmth and charm at every turn.

As you step inside, a bright and welcoming hall unfolds, leading you effortlessly around the home. To your left, the elegant sitting and dining room beckons with its dual aspect windows, filling the space with natural light. Relax around the feature fireplace or enjoy dinner parties in this spacious area. The sleek, contemporary kitchen is a great size to prepare family meals and feature a stylish breakfast bar that creates a convivial atmosphere for casual dining. This bright space also includes a handy pantry for all your storage needs. A back door leads to the rear garden, making it easy to transition from indoor to outdoor living.

Property Summary

- Unique detached bungalow, on prime corner plot
- Entrance hallway
- Elegant sitting/ dining room
- Generous sleek white kitchen
- Three excellent bedrooms
- Stylish three-piece family bathroom
- Wrap around gardens
- Gas central heating & double glazing
- Partially floored attic
- Driveway & single detached garage
- EPC Rating - C | Council Tax Band - F

Home Report Value - £460,000



Sitting/Dining Room



Sitting/Dining Room



Sitting/Dining Room



Kitchen



Kitchen

Unique detached bungalow, set with-in mature gardens



Sitting/Dining Room



Hall



Bedroom 1



Bedroom 1



Bedroom 1



Bedroom 3



Bedroom 3



Bedroom 2



Bedroom 2



Family Bathroom



The property boasts three well-proportioned bedrooms, each designed for comfort and tranquility. The main bedroom, located at the far right end of the home, enjoys a dual aspect, with garden outlook . Completing the home is a contemporary family bathroom, with chic ceramic tiles and luxurious shower bath.

Outside, the wrap-around gardens provide a private sanctuary for both relaxation and outdoor enjoyment. Mainly laid to lawn there are secluded seating areas, all surrounded by mature trees and flower/shrub borders.

To the rear, double gates open onto a driveway and single detached garage.

Extras: all fitted floor coverings, light fittings, window furnishings, gas cooker, all integrated kitchen appliances and summer house/shed, included in the sale.



Fairmilehead

Situated in one of Edinburgh's highly sought after locations and close to the great outdoors, Fairmilehead, lies just 4.5 miles south of Edinburgh's city centre.

Excellent local amenities are provided, along with the eclectic mix of independant shopping and eateries provided by nearby Morningside. Larger retail opportunities can be found at Straiton Retail Park or Hermiston Gait and the Gyle Shopping Centre.

Lying at the foot of the Pentland Hills and surrounded by countryside, there are an abundance of leisure opportunities available, including golf courses, fishing, pony trekking and skiing on the dry ski slope.

Excellent schooling is provided from primary to secondary and within both state and private sectors.

Being situated close to the City Bypass, there is quick access to all major road networks, the Forth Road Bridge and Edinburgh International Airport.



Let us help you find your next
dream property!



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CHARTERED FIRM

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

