



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







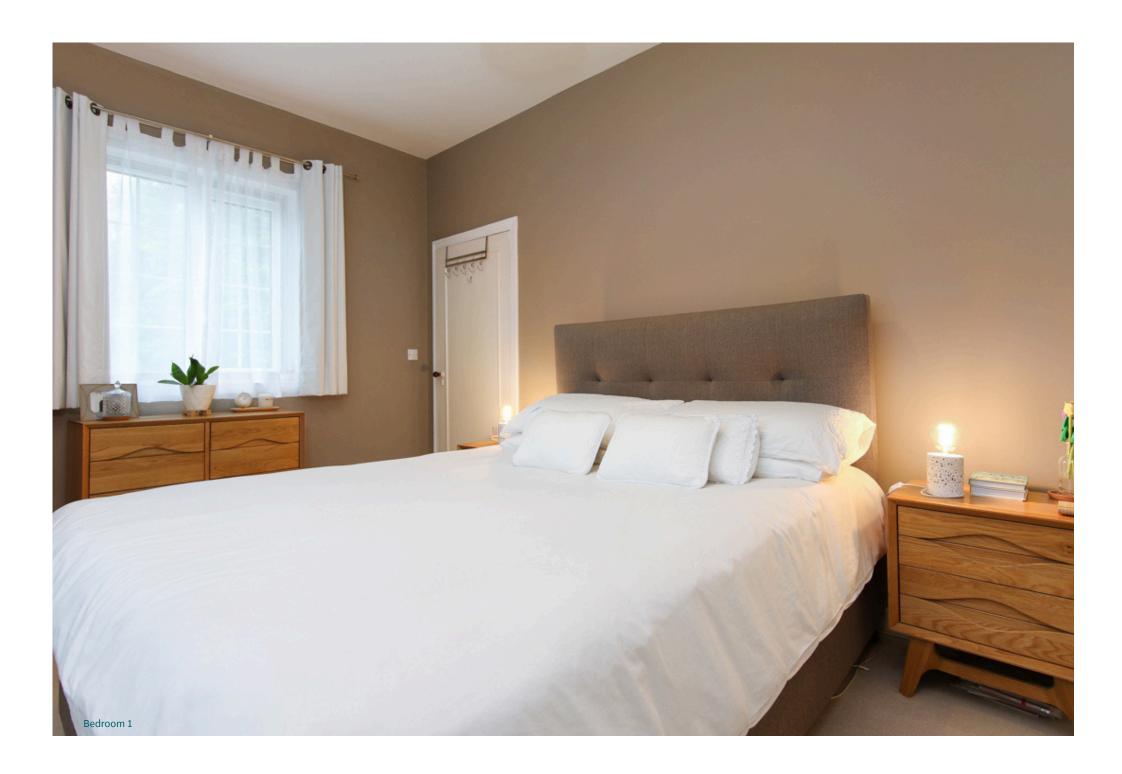




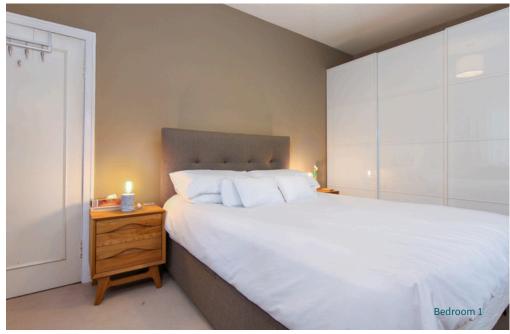
Unique detached bungalow, set with-in mature gardens























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 independent 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.

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property@ralphsayer.com 0131 225 5567 www.ralphsayer.com

Birch House 10 Bankhead Crossway South Edinburgh, EH11 4EP





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