



lindsays

1/4 Gladhouse Place
Buckstone, Edinburgh, EH10 6TF

"Forming part of a luxury landscaped development, a superb ground floor flat extending to approximately 881sq ft"

- Hall with excellent cupboard space off
- Fabulous open plan living space/kitchen with integrated appliances
- Master bedroom with extensive fitted storage and lovely en-suite
- Second double bedroom
- Stunning fully tiled bathroom with shower
- Gas central heating
- Double glazing
- Secure door entry system
- Lift

EPC Rating B

OFFERS OVER £290,000



Description

A beautifully appointed ground floor flat forming part of a contemporary development minutes from all the area has to offer. Spacious, stylish and thoroughly practical, the flat has a wonderful open plan living space which quite naturally falls into sitting, dining and kitchen areas. Dual aspect, this room has patio doors leading out to two small patio areas and the landscaped grounds of the development. The superb kitchen comes complete with integrated appliances and there is an adjoining utility room. The master bedroom has extensive fitted storage, an en-suite showerroom and also has access to a small patio area. There is a second comfortable double bedroom and a lovely fully tiled bathroom with shower. Additional benefits include gas central heating, double glazing, a secure door entry system and a lift.

Area

Buckstone is a highly respected residential area, which lies about four miles south of the city centre, to which there are excellent public transport services. In addition, the city by-pass may be reached in less than ten minutes and provides a swift and easy link with the east and west sides of the city, the A1 south, Edinburgh International Airport and the central motorway network. The surrounding area is pleasantly green belt with the Braid Hills, several golf courses and the wonderful open spaces of the Pentland Hills Regional Park all within close proximity. The sports enthusiast will also appreciate proximity to the Winter Sports Centre at Hillend and a Climbing Centre at Fairmilehead. Neighbouring Morningside plays host to an excellent range of small independent shops, as well as a Marks & Spencer food outlet and a large branch of Waitrose. Here, there are also a number of popular restaurants and hostellers. The local schools such as Boroughmuir High School have an excellent academic reputation and in the private sector George Watson's and George Heriot's are readily accessible.

Viewing

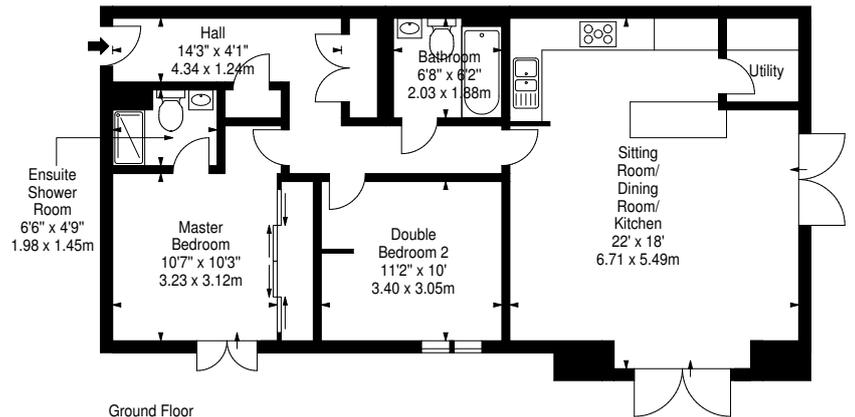
By appointment contact Lindsays on 0131 229 4040



Gladhouse Place,
Edinburgh, EH10 6TF



Approx. Gross Internal Area
881 Sq Ft - 81.84 Sq M
For identification only. Not to scale.
© SquareFoot 2020



T: 0131 229 4040 E: edinburghproperty@lindsays.co.uk W: lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.