



18 BUCKSTONE LEA

Buckstone, Edinburgh, EH10 6XE



2

Public Room



4

Bedrooms



2

Bathroom



18 BUCKSTONE LEA

Welcome to a rarely available four/five-bedroom detached house which offers wonderfully large rooms that are bright and lightly decorated. It also boasts two spacious reception areas that are openly connected, a generous breakfasting kitchen, and a quality bathroom, en-suite, and WC. Furthermore, this property has private parking and an expansive rear garden which is perfect for families. The garden is fully enclosed and with a southeast-facing aspect, enjoying a neat lawn and patio framed by mature plants and trees for a scenic ambience. In addition, the home has been made wheelchair accessible with ramps and stairlifts installed to allow easy access to all accommodation. It also features a versatile store/workshop which could be transformed into a fifth double bedroom or be restored as an integral garage (if preferred).

Situated at the end of a quiet cul-de-sac in sought-after Buckstone, the home has a peaceful and picturesque setting backed by a thick tree line. It is just a brief walk from the local primary school and a short 10-minute drive from the high school as well. The property is also within easy reach of convenience stores and a choice of supermarkets, and the heart of the city centre can be reached in as little as 25 minutes by car. It is a fantastic location for families, especially as it also allows easy access to Edinburgh's green belt and the Pentland Hills, ensuring lots of opportunities for outdoor adventures.







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EPC
RATING

F
COUNCIL
TAX BAND

VIEWING
By appointment only
with Gilson Gray on
0131 516 5366

Features

- Large, well-presented detached house
- Highly desirable location in Buckstone
- Naturally-lit entrance hall
- Triple-aspect living room with large fireplace
- Dining room with an adjacent WC
- Well-appointed breakfasting kitchen
- Four double bedrooms (three with storage)
- Versatile store/workshop/fifth double bedroom
- Three-piece en-suite wet room
- Three-piece bathroom with overhead shower
- Beautiful mature gardens to the front and rear
- Private driveway for off-street parking





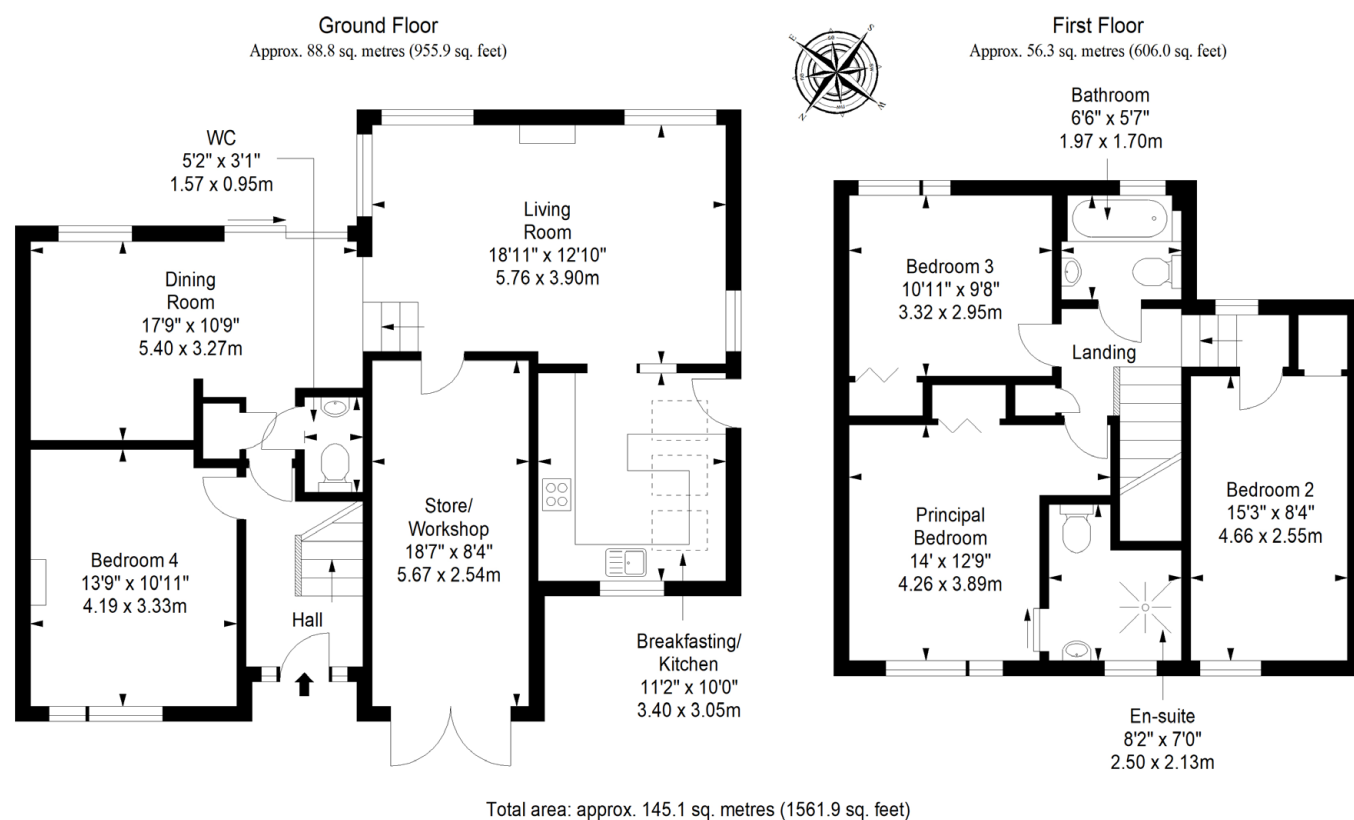


Extras: All fitted floor and window coverings, fridge/freezer, washing machine, and integrated appliances (ceramic hob, concealed extractor, and raised oven) to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold-as-seen condition.



BUCKSTONE, EDINBURGH

Lying southwest of the city centre, easily reached in under 20 minutes, and positioned at the foot of the Braid Hills, Buckstone promises a highly-desirable suburban setting. Nearby Morningside boasts a wealth of local independent shopping and entertainment amenities, including cosmopolitan bistros, bars and the boutique Dominion Cinema, plus two high-end supermarkets. Beautiful green spaces in the surrounding area include the Hermitage of Braid and Blackford Hills Nature Reserve and the Pentland Hills Regional Park, whilst indoor sports facilities can be found at the Craiglockhart Leisure Centre. Golf enthusiasts are also spoilt for choice with the Braid Hills, Swanston and The Merchants of Edinburgh clubs all close by. Buckstone is served by a superb selection of state and private schools. The area is also perfectly placed for swift commuting, with good bus services into Edinburgh and easy access to the City Bypass and motorway network.



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