



22 Buckstone Lea is a tastefully-presented and rarely available three-bedroom, detached family home with gardens, garage and driveway. Set in a quiet and leafy cul-de-sac and with only one owner since new, the property is located a few minutes walk to Buckstone Primary and is within the catchment area for Boroughmuir High School.

## The accommodation comprises:

- Light filled entrance hall providing access to all accommodation.
- Living room with feature fireplace open plan to dining room.
- Kitchen fitted with a range of base and wall mounted units.
- Understairs WC with wet wall panelling.
- Three bedrooms all with built in storage and ample space for freestanding furniture.
- Shower room with built in vanity sink, toilet and shower enclosure. Wet wall panelling to walls.

Externally, there is an established garden to the front laid with high quality artificial lawn for ease of maintenance, a mono block driveway and detached garage with light and power. To the rear, there is an enclosed low maintenance garden with patio, raised beds, mature planting, high quality artificial lawn and two sheds.

Highlights include a modern fitted kitchen, gas central heating (new Baxi combi boiler January 2025), full roof replacement just completed September 2025, Solar panels and battery storage installed 2022 and double glazing. In addition, there is excellent storage throughout and a loft space. Viewing is highly recommended to appreciate the light and space on offer.









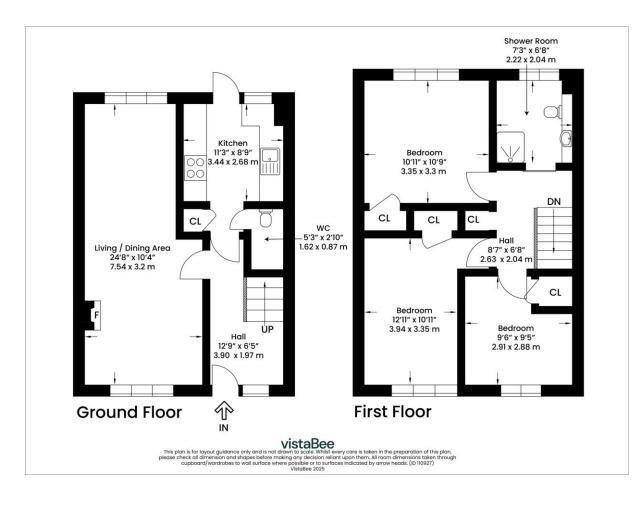












Buckstone is close to Fairmilehead and has good local shops on Comiston Road. Further shopping is available at Straiton Retail Park, with its range of shops, Ikea, Sainsbury, Asda & Costco, and a Morrisons Superstore at Hunter's Tryst. There are also a range of shops at Morningside, including a Waitrose and M&S Simply Food. The property is in the catchment for nearby Buckstone Primary School, St Peter's RC Primary, Boroughmuir High School and St Thomas of Aquin's RC High. Easy access to the City Bypass provides links to the Airport, Gogarburn and motorway connections across Central Scotland. Recreational facilities nearby include Fairmilehead Park, Braid Hills, numerous walks and paths for cyclists and riders on the Mortonhall Estate. There are also golf courses and slightly further afield is Midlothian Snowsports Centre and walks around the Pentland Hills.

Extras: All fitted flooring, and blinds are included in the sale. Solar panels with battery storage- Untested

EPC Band- C

Council Tax Band- E

Buckstone Residents Association maintains general areas around Buckstone including The Knoll community woodland at a cost of £25 per year.

Please note the property is sold as seen. No warranties or guarantees will be provided for any appliances or services.

Photos taken: August 2025





