

22
Buckstone Lea
Edinburgh
EH10 6XE



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.



Viewing by appointment on 0131 524 3800















Connell & Connell WS
10 Dublin Street
Edinburgh, EH1 3PR
Tel: 0131 556 2993
Fax: 0131 557 5542
property@connellws.co.uk

* Please contact us for a free consultation or valuation

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