

COULTERS[®]

3 BUCKSTONE LEA

BUCKSTONE, EDINBURGH, EH10 6XE

 4 BED  2 BATH  3 PUBLIC



TAKE A LOOK INSIDE

3 Buckstone Lea is a bright, spacious and well presented four bedroom detached house.

Situated on a quiet residential street in a highly desirable area of Edinburgh, the property boasts private front and rear gardens, a driveway and garage.

KEY FEATURES



Bright, spacious and well presented detached house.



Four bedrooms, 2 bathrooms.



Private front and rear gardens.



Driveway and garage.

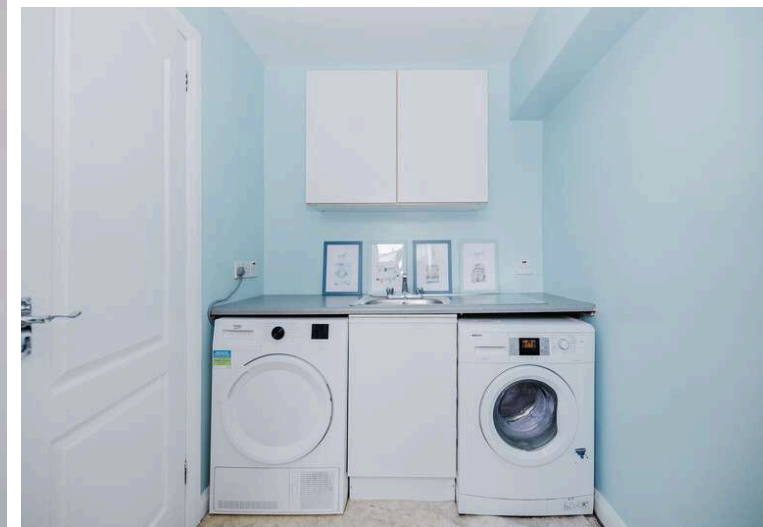


Highly sought after residential area, close to Buckstone Park & Primary.



Excellent local amenities nearby.





The accommodation comprises on the ground floor - hall with storage cupboard; sitting room; dining room with connecting doors to the conservatory; stylish kitchen with integrated appliances; utility room with door to the rear garden; and shower room. On the first floor - three double bedrooms, bedroom 4 and bathroom. All of the bedrooms have built-in storage.

Heating and hot water are provided by a gas central heating system and double glazing is fitted throughout.





THE LOCAL AREA

Buckstone is a well-established residential area, around four miles south of Edinburgh city centre.

The area has a range of amenities nearby including a Morrisons Supermarket at Hunter's Tryst and a Tesco at Colinton Mains.

Beautiful walks in the surrounding area include the Hermitage of Braid, Blackford Hills Nature Reserve and the Pentland Hills Regional Park.

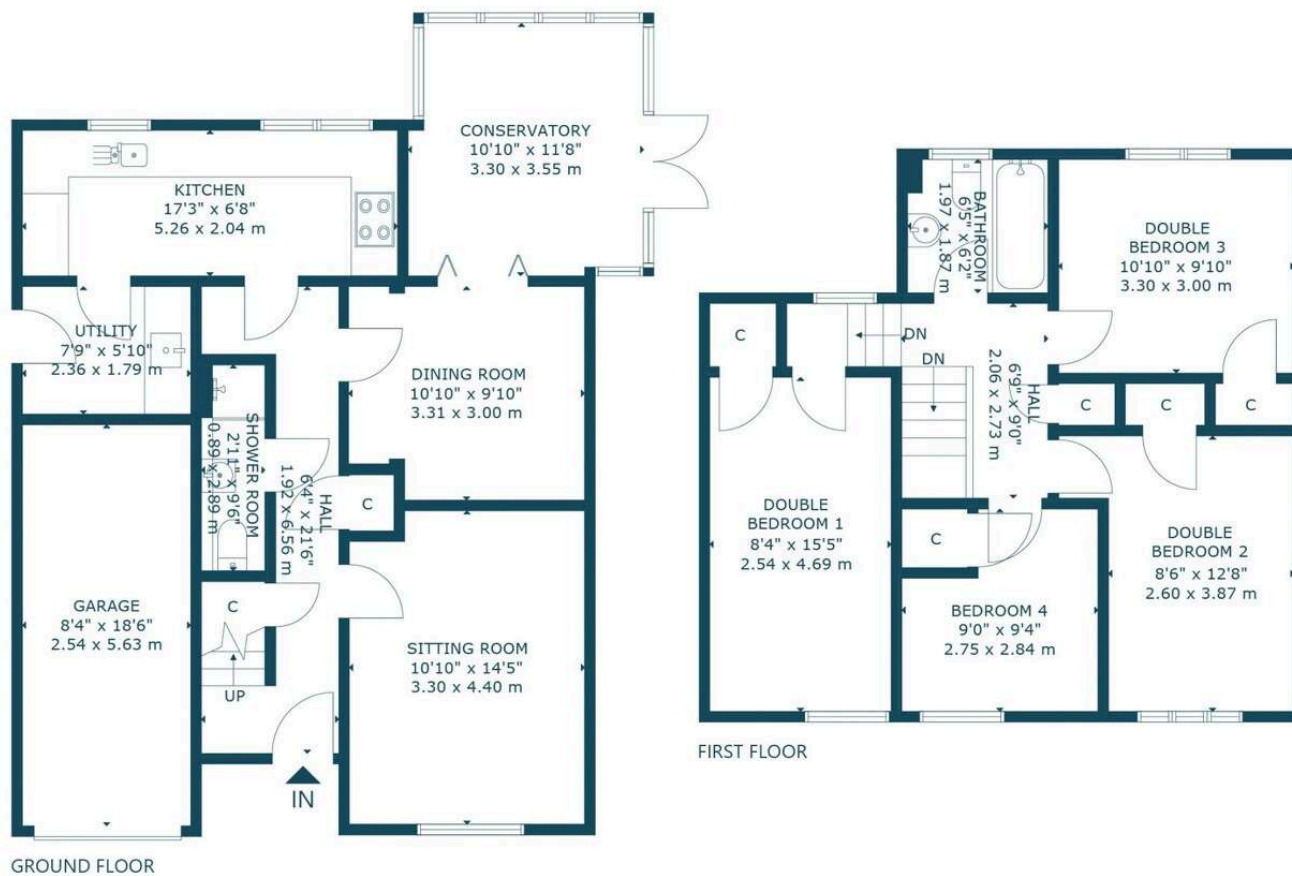
Schools are well represented in the area from Nursery to Secondary, with Buckstone Primary School, which feeds into the well regarded Boroughmuir High School.

The city bypass is only a short drive away which provides fast and efficient road links to the South, Edinburgh Airport and the wider motorway network.

EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.





3 BUCKSTONE LEA, BUCKSTONE, EDINBURGH, EH10 6XE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,337 SQ FT / 124 SQ M | GARAGE 143SQ FT / 13 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.