

Jardine Phillips  
Solicitors • Estate Agents

BUCKSTONE

25 BUCKSTONE LOAN  
EH10 6UD



4



1



2

EPC RATING: D

OFFERS OVER £465,000

## PROPERTY DESCRIPTION

- Bright open hallway with understairs storage, further storage on the upper level and access to the insulated loft space
- Large living room with floor to ceiling window to the front and feature fireplace, open plan to the dining room.
- Good sized dining room with lovely outlook to the garden
- Kitchen with wide range of light wood units & appliances and handy hatch to the dining room
- Principal bedroom with good range of fitted wardrobes
- Three further bedrooms (one currently used as a study)
- Modern bathroom with bath with electric shower over, fitted vanity sink unit, wc & storage
- Gas fired central heating from combi boiler located in the kitchen and updated in 2011
- Upvc double glazed windows
- Integral garage and front garden with driveway and off-street parking for numerous cars Expansive lawned rear garden with patio area, shed and greenhouse
- Buckstone Owners Association £30 a year



## VIEWING

Sun 2-4pm or Pls Call

Jardine Phillips

0131 4466850





## SUPERB FOUR BED DETACHED HOUSE IN CATCHMENT FOR EXCELLENT SCHOOLS

Located in the ever-popular area of Buckstone is this very well maintained four bed detached property with integral garage and gardens front & rear. This would make an ideal home for professionals or a young family, being in the catchment for the well-renowned Buckstone Primary & Boroughmuir High School. There are great local shops on your doorstep with further retail outlets available in nearby Straiton, Colinton & Morningside, which are both just a short drive or bus ride away. The area is perfect for those who love the outdoors with its wealth of walks, golf courses and leisure facilities on hand, together with excellent transport links into the city centre and easy access onto the City Bypass.

### AREA

Buckstone is a very popular area in the south of the city, close to Fairmilehead, with excellent transport links to Morningside and its wide range of supermarkets (including Waitrose and M&S Simply Food), independent shops, speciality food stores, coffee shops, bars and restaurants. Local shopping is also available at the nearby Buckstone shops and larger supermarkets at Hunters Tryst, Colinton & Straiton Retail Park. The property is in the catchment for the well renowned Buckstone Primary and Boroughmuir High School, which is regularly awarded 'Best State School in Scotland'. There are a wide range of amenities available a short distance away, including gyms, a library, the very popular Dominion Cinema & Church Hill Theatre. There are amazing walks and open spaces nearby including the Pentland Hills, Fairmilehead Park, Braid Hills & the

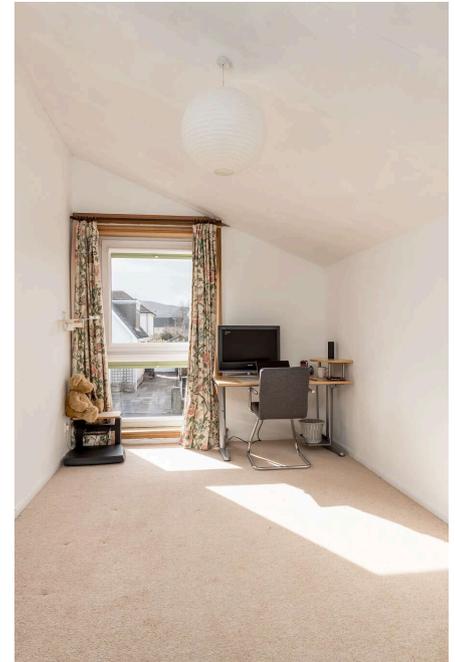
Mortonhall Estate. There are also plenty of golf courses in the vicinity, together with Midlothian Snowsports Centre. Numerous bus services run from the main road into the city centre and there is very easy access to the city bypass & the motorway network beyond.

### EXTRAS

The blinds/curtains, light fittings, freestanding gas cooker, extractor fan, dishwasher, freestanding fridge freezer and washing machine are included in the sale.

### HOME REPORT VALUATION

£475,000



Sitting/dining room	25'1 x 10'9 (7.65 x 3.28m)
Kitchen	12'4 x 6'3 (3.76 x 1.90m)
Bedroom 1	10'8 x 10'7 (3.25 x 3.23m)
Bedroom 2	12'8 x 8'5 (3.85 x 2.57m)
Bedroom 3	9'9 x 8'9 (2.97 x 2.67m)
Bedroom 4	15'4 x 8'6 (4.67 x 2.59m)
Garage	18'8 x 8'6 (5.69 x 2.59m)

Buckstone Loan,  
Edinburgh,  
Midlothian, EH10 6UD



Approx. Gross Internal Area  
1049 Sq Ft - 97.45 Sq M

Garage

Approx. Gross Internal Area  
199 Sq Ft - 14.77 Sq M

For identification only. Not to scale.

© SquareFoot 2026

Key:  
DW - Door Width  
DH - Door Height



Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised 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.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

