



18 Buckstone Court, Edinburgh, EH10 6UL



## Welcome

Welcome to Buckstone Court, a quiet cul-de-sac, situated within the highly sought-after residential area of Buckstone, this beautifully presented extended three-bedroom semi-detached villa with beautiful views of the Pentland Hills offers spacious and versatile family accommodation, with a south facing aspect complemented by private gardens to the front and rear, as well as a garage and driveway. The property has been thoughtfully extended to create a superb family home in a desirable and well-established area, close to local amenities, reputable schools, and excellent transport links to Edinburgh city centre. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway
- Front facing living room
- Family room with direct access to the garden
- Fully fitted dining kitchen with garden access and additional attic storage space above
- Utility Room with access to the garage
- Shower room with wc located on the ground floor
- Three bedrooms
- Family bathroom comprising WC, wash hand basin, bath with shower over
- Floored attic accessed by a fixed ladder
- Excellent storage throughout
- Double glazing
- Gas central heating
- Single garage and driveway
- Garden to front and secure rear garden with cold water taps and composite decking







## Buckstone

Buckstone is a quiet, residential area tucked into the southern edge of Edinburgh, known for its suburban calm and easy access to green space. Situated between the more bustling neighbourhoods of Morningside and Fairmilehead, Buckstone offers a balance of city convenience and a more relaxed, community-oriented feel. The area is particularly popular with families thanks to its well-regarded schools, leafy streets, and proximity to outdoor attractions like the Pentland Hills Regional Park, which provides scenic walking trails and panoramic views just minutes away. Local amenities include small shops, cafes, and parks, while larger retail and dining options are easily reached in nearby districts. With good public transport links into Edinburgh's city centre and quick access to major routes heading south, Buckstone is well-suited for both commuters and those seeking a quieter base within reach of the capital's cultural and professional hubs


## Extras

The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included.





# Get in touch

 [mcdougallmcqueen.co.uk](http://mcdougallmcqueen.co.uk)

 [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)

 0131 240 3818

Property Hub:

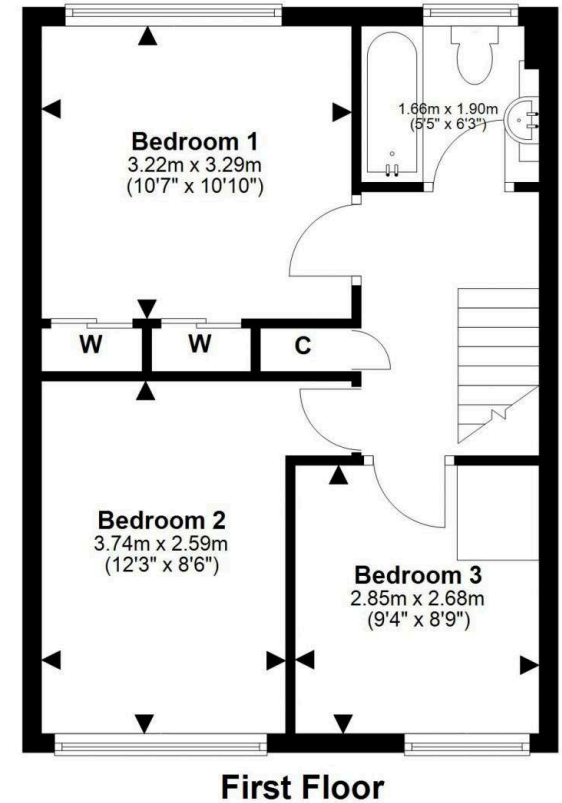
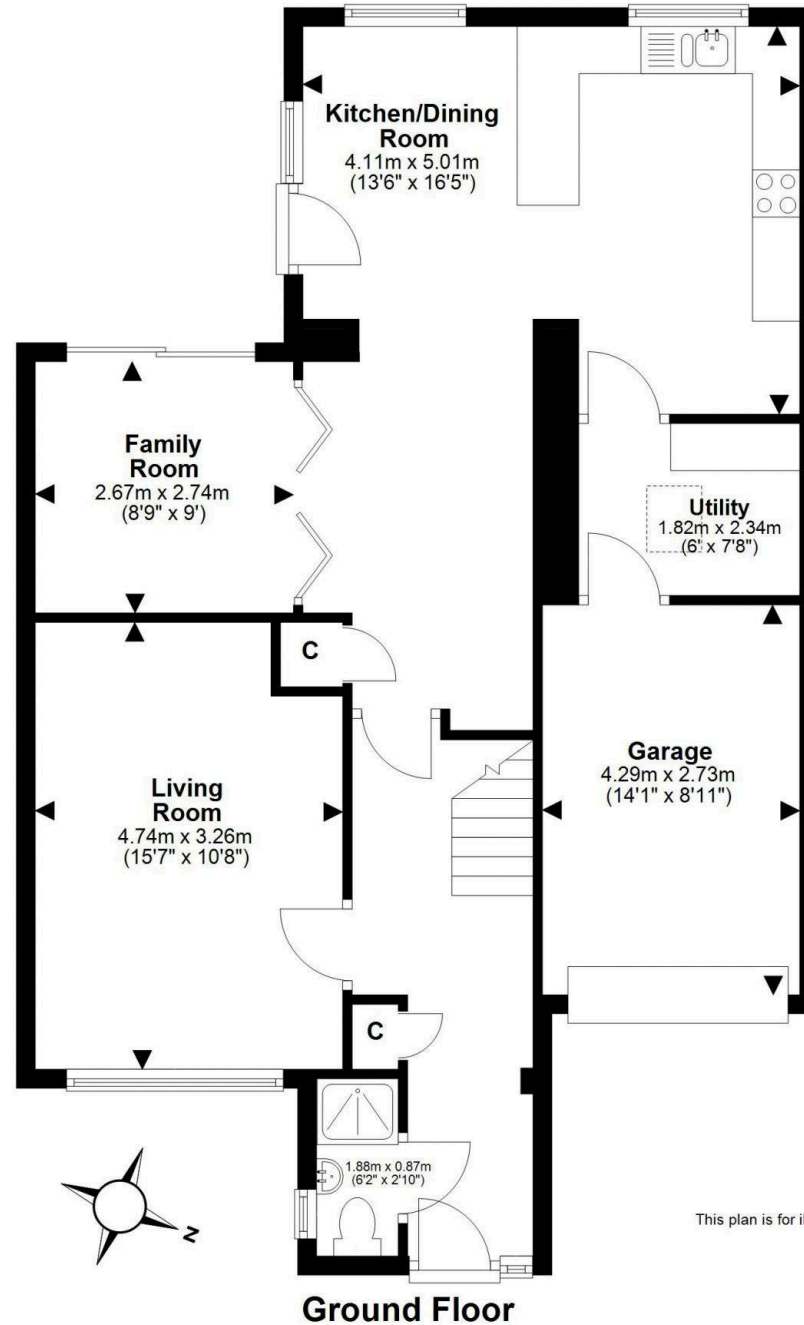
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.