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Offers Over

£340,000

34 Buckstone Drive

Buckstone | Edinburgh | EH10 6PQ

This spacious and beautifully presented terraced villa with private gardens and single garage, enjoys a pleasant setting within a quiet cul-de-sac in the sought-after Buckstone district. The property is ideally positioned close to excellent local amenities, reputable schools, and convenient transport links, ideal for the professionals or young families.

-  3 Bedrooms
-  1 Public room
-  1 Bathroom
-  Private Gardens
-  Garage & Driveway
-  EPC Band - D
-  Council Tax Band - E



Description

In brief the accommodation comprises; entrance vestibule which provides access to the front and rear of the property, welcoming entrance hallway with understairs storage, generously proportioned and bright dual-aspect lounge/ dining room with feature fireplace and door providing access to the rear garden, modern fitted kitchen, light and airy principal bedroom with fitted storage cupboard and stunning views across to the Pentland Hills, two further well proportioned bedrooms and contemporary family bathroom with white three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated double oven, integrated hob, integrated dishwasher, washing machine, and fridge/freezer.

Gardens and Garage

To the front of the property lies a well maintained private garden and path leading to the front door. To the rear of the property, there is a further well maintained private garden together with a single garage and driveway providing off-street parking.

Viewing

By appointment through Neilsons 0131 625 2222.





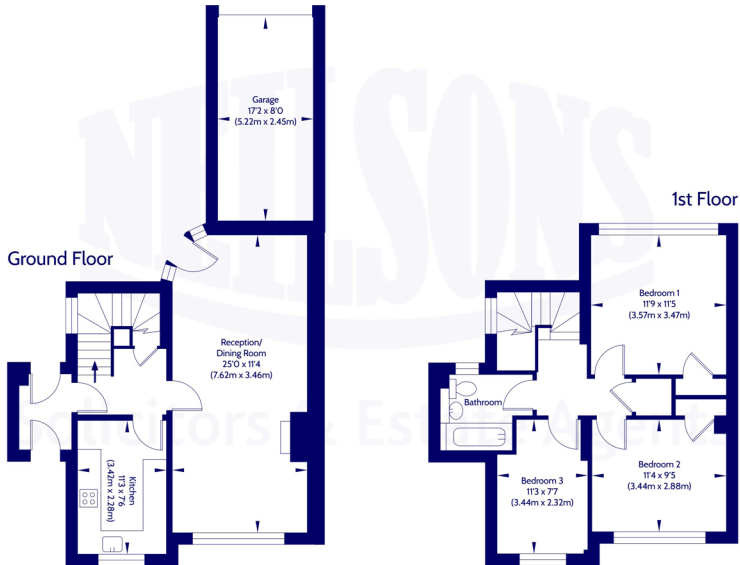
Location

This desirable residential area of Buckstone offers a breath of fresh air for families and those looking to escape the hectic grind of central Edinburgh, whilst remaining within easy striking distance of the capital. Lying southwest of the city and the beautiful Braid Hills, the area offers a great feeling of space without sacrificing local amenities and shops. Nearby Morningside is also home to a wealth of independent shopping and eateries, including delicatessens, bistros and bars, plus a Waitrose and M&S supermarket. Escaping to nature couldn't be easier, with the Hermitage of Braid and Blackford Hills Nature Reserve right on your doorstep, offering everything from a stroll in the peaceful walled garden, to a visit to the Royal Observatory or wildlife watching at Blackford Pond. The Pentland Hills Regional Park – offering hiking, pony trekking and cycling – is a just short drive away, while fitness fans can enjoy excellent gym and tennis facilities at Craiglockhart Leisure Centre. Golf enthusiasts are also spoilt for choice with the Braid Hills, Swanston and The Merchants of Edinburgh clubs all within easy reach. Buckstone is served by an excellent range of state and private schools including early years, primary and secondary education with Boroughmuir High School being within catchment area. The area is also perfectly situated for commuters, with good bus services to the city centre and easy access to the city bypass and motorway network.





Approx. Gross Internal Floor Area 89.7 Sq M / 965 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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