

BUCKSTONE

2 BUCKSTONE LEA  
EH10 6XE



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EPC RATING: C

OFFERS OVER £425,000

## PROPERTY DESCRIPTION

- Large sunny front porch with handy storage area and space to sit in the sun
- Hallway & bespoke staircase with wc under the stairs, two further cupboards & access to loft space on upper landing
- Through living room with floor to ceiling windows to the front
- Extended kitchen with wide range of fitted units, Stoves range, double Belfast sink & appliances leading to
- Sunny conservatory currently used as a dining room but could be a great family room
- Utility room with loads of storage, washing machine and space for tumble dryer
- Downstairs study – perfect for working from home - or could be small bedroom 6
- Two double bedrooms both with fitted wardrobes
- Three single bedrooms – perfect for children or working from home
- Upstairs fully tiled, contemporary family bathroom with bath with mains shower, fitted vanity sink unit with storage & wc
- Gas central heating from combi boiler housed in cupboard in hall upstairs
- Upvc double glazed windows
- Drive to front with off street parking and bike store
- Rear garden with large paved patio around the conservatory, a lawn area and a shed
- Buckstone Residents' Association £25pa



## VIEWING

By Appt

Jardine Phillips

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## FABULOUS FIVE BED FLEXIBLE FAMILY HOME IN POPULAR BUCKSTONE LOCATION

Minutes from the well renowned Buckstone Primary School and in the catchment for Boroughmuir High School, this spacious semi-detached house has been extended to provide a great family home. Surrounded by lots of wide open spaces and close to excellent bus links into Morningside & the city centre. Great local shopping and a few minutes' drive from Straiton Retail Park.

### 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 available at the nearby Buckstone shops and larger supermarkets at Hunters Tryst, Colinton and Straiton Retail Park. The property is in the catchment for the well renowned Buckstone Primary School 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 a library, the very popular Dominion Cinema and Church Hill Theatre. There are amazing walks and open spaces nearby including the Pentland Hills, Fairmilehead Park, Braid Hills and the Mortonhall Estate. There are also plenty of

golf courses in the vicinity, together with Midlothian Snowsports Centre. Numerous bus services from the main road into the city centre and easy access to the city bypass & the motorway network beyond.

### GARDEN

Rear garden with large paved patio around the conservatory, a lawned area and a shed

### PARKING

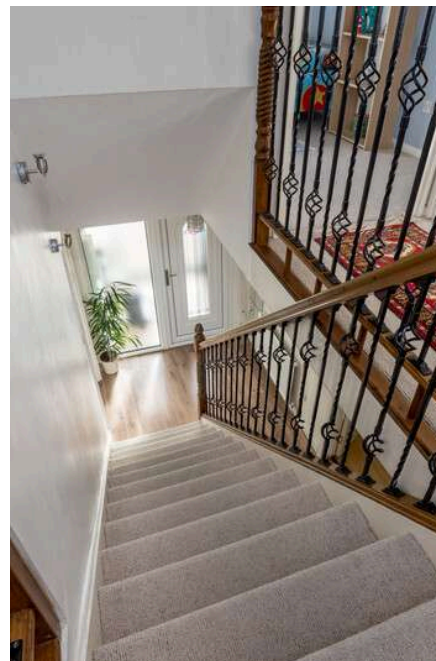
Drive to front with off street parking and bike store

### EXTRAS

The blinds/curtains, light fittings, Stoves Range, cooker hood, dishwasher, large freestanding fridge, large freestanding freezer and washing machine are included in the sale.

### HOME REPORT VALUATION

£425,000

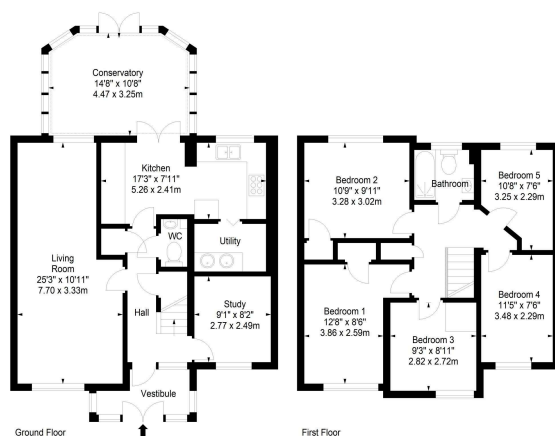


Living room	25'3 x 10'11 (7.70 x 3.33m)
Kitchen	17'3 x 7'11 (5.26 x 2.41m)
Conservatory	14'8 x 10'8 (4.47 x 3.25m)
Study	9'1 x 8'2 (2.77 x 2.49m)
Bedroom 1	12'8 x 8'6 (3.86 x 2.59m)
Bedroom 2	10'9 x 9'11 (3.28 x 3.02m)
Bedroom 3	9'3 x 8'11 (2.82 x 2.72m)
Bedroom 4	11'5 x 7'6 (3.48 x 2.29m)
Bedroom 5	10'8 x 7'6 (3.25 x 2.29m)

Buckstone Lea,  
Edinburgh,  
Midlothian, EH10 6XE



Approx. Gross Internal Area  
1474 Sq Ft - 136.93 Sq M  
For identification only. Not to scale.  
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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.

