



Solicitors & Estate Agents



Offers Over

£475,000

18 Buckstone Circle

Buckstone | Edinburgh | EH10 6XB

A fantastic opportunity has arisen to purchase this generously proportioned detached villa situated on a corner plot with generous sized private gardens, driveway and garage, pleasantly situated overlooking the park in the sought-after Buckstone district. The property is ideally positioned close to local amenities, reputable schools, and convenient transport links.

-  4 Bedrooms
-  1 Public room
-  1 Bathroom & WC on ground floor
-  Private Gardens
-  Garage & Driveway
-  EPC Band - E
-  Council Tax Band - F



Description

In brief the accommodation comprises; welcoming entrance hallway with WC and built-in storage, well proportioned and bright dual-aspect lounge/dining room, fitted kitchen with door providing direct access to the rear, light and airy principal bedroom with fitted wardrobes, three further good sized bedrooms and shower room. The property which would now benefit from modernisation provides excellent potential to create a fine family home!



Extras

All fitted floor coverings and blinds will be included in the sale together with the cooker.

Gardens, Driveway & Garage

The property is situated on a fantastic corner plot benefiting from generous sized, well maintained private gardens to both the front, side and rear. The rear garden is mainly laid to lawn and is fully enclosed. To the front, there is a driveway leading to the single garage.

Viewing

By appointment through Neilsons 0131 625 2222.





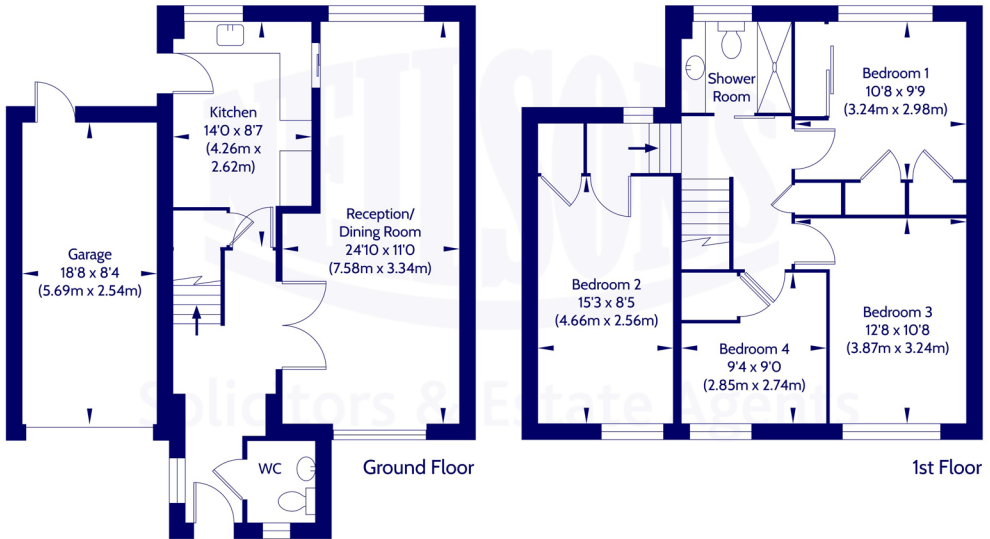
Location

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 club 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 103 Sq M / 1114 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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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

