



Deans Properties

Deans Solicitors and Estate Agents LLP



**142 Tryst Park,
Edinburgh, EH10 7HE**



SEMI DETACHED HOUSE

- Living/Dining Room
- Kitchen
- Utility Room
- Three Bedrooms
- Bathroom
- Private Front and Rear Garden
- Driveway
- Double Glazed & GCH
- EPC Rating – C



This generously proportioned semi-detached house with lovely views to the Pentland Hills lies in a quiet cul-de-sac in a highly sought-after location in Swanston in south Edinburgh. There are a variety of local amenities and convenient public transport links nearby. The accommodation comprises; generous living/dining room, separate kitchen, utility room, three good-sized bedrooms and bathroom. Externally there is a neatly landscaped garden to the rear and there is a further garden area to the front and a driveway leading to a garage offering ample parking or storage space. The property is fully double glazed and has gas central heating. Included in the sale are the fitted carpets and floor coverings, curtains, oven and hob. The appliances included are sold as seen with no warranty provided.

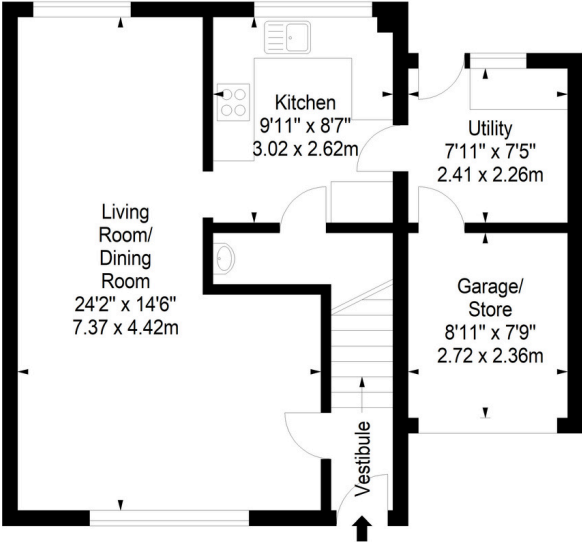




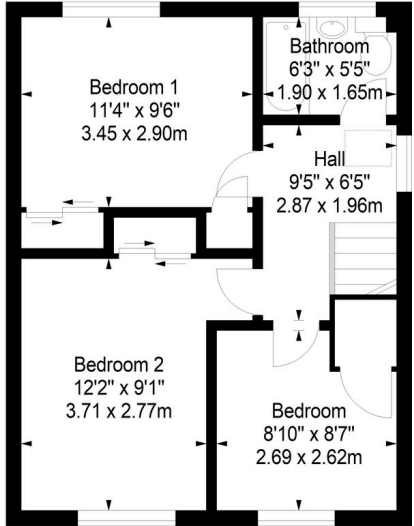
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Midlothian, EH10 7HE**



Approx. Gross Internal Area
1016 Sq Ft - 94.39 Sq M
(Including Garage)
For identification only. Not to scale.
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Ground Floor



First Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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 Scottish 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 Scottish Standard Clauses.

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