

**78 Swanston Muir
Edinburgh EH10 7HS**

Offers Over £433,000

- Bright lounge
- Kitchen with patio doors to rear garden
- Dining room
- 4 bedrooms with master en-suite
- 5th bedroom/study
- Family bathroom
- Gas central heating & Double glazing
- Driveway

Council Tax Band: F

Tenure: Freehold

Annual Service Charge: N



3



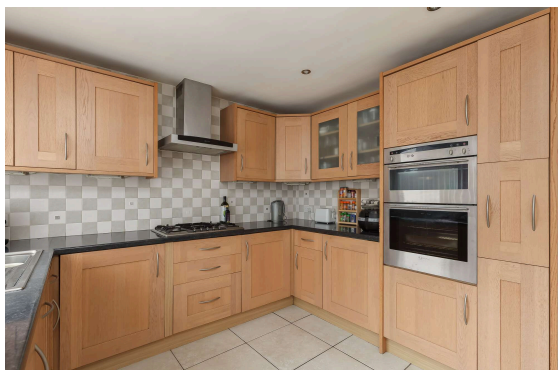
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EPC C



End of Terrace Villa

Blair Cadell are delighted to present this well proportioned and thoughtfully extended, 4 bed, end of terrace property. Situated within the popular Swanston Muir area of the city the property is nestled within a quiet cul-de-sac within easy reach of excellent local amenities, public transport links, the city bypass and motorway networks.

The property features a welcoming entrance hallway that leads into a bright and well-proportioned lounge. The kitchen is fitted with ample wall and floor-mounted storage units and includes an integrated double electric oven with a gas hob. Additional integrated appliances include a washing machine and dishwasher. French doors open out to the rear garden, while the adjoining dining room offers an ideal space for entertaining family and friends. There are four generously sized double bedrooms, each offering excellent storage options. An additional versatile room can be used as a fifth bedroom or a study, depending on your needs. The master bedroom boasts two built-in wardrobes and a modern en-suite shower room with a mains shower. The family bathroom comprises a three-piece suite, complemented by an electric shower and heated towel rail. Externally, the property benefits from private front and rear gardens, a driveway for off-street parking, and additional on-street parking availability.

Swanston offers excellent local amenities, including a range of supermarkets, with convenient access to Straiton Retail Park and Morningside for additional shopping and services.

The property is ideally located for outdoor enthusiasts with access to a wide selection of leisure pursuits including walking, cycling and dry slope skiing in the Pentland Hills and golfing at Swanston, Mortonhall and Braid Hills golf courses. There are excellent local schools from nursery to secondary level in the area and the property is close to some of Edinburgh's finest independent schools including George Watson's College and Merchiston Castle School. For further education, Napier and Heriot Watt Universities are nearby. Several bus routes run into the city centre and beyond

The area has excellent transport links, with numerous bus services to the city centre and easy access to the city bypass, leading to the airport, Edinburgh Park, and the wider motorway network.

Viewing By appointment 0131 337 1800

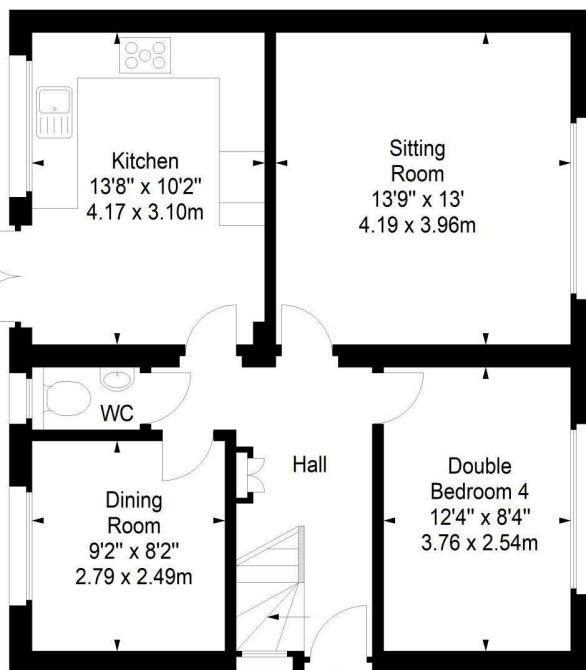




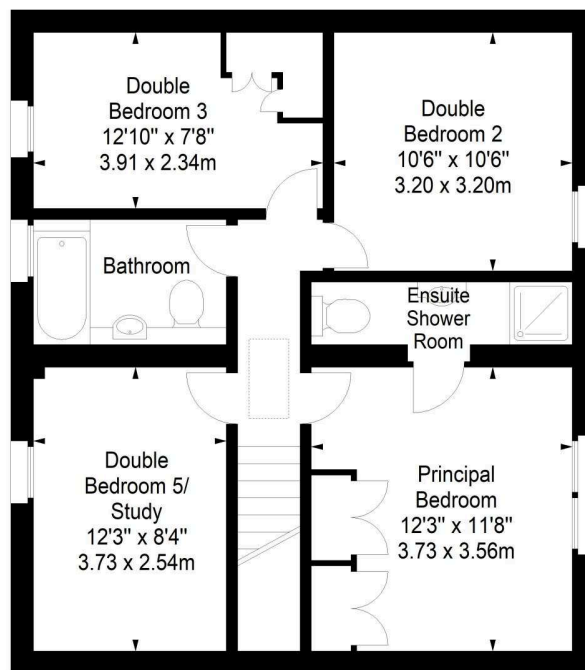
**Swanston Muir,
Edinburgh, EH10 7HS**



Approx. Gross Internal Area
1297 Sq Ft - 120.49 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor



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