



Solicitors & Estate Agents



Offers Over

£865,000

48 Swanston Gardens

Fairmilehead | Edinburgh | EH10 7DF

A truly exceptional detached bungalow which has been thoughtfully extended and meticulously upgraded to a stylish high spec finish throughout.

-  5 bedrooms
-  2 public rooms
-  5 bathrooms
-  Triple driveway
-  Private front and rear gardens
-  EPC rating – C
-  Council tax band- F



Description

Designed and extended with modern family living in mind, the property offers a superb degree of flexibility, thanks to an abundance of living space, spacious bedrooms, multiple bathrooms, and a cleverly designed annex.

The internal space is generously proportioned/immaculately presented throughout with the lower level briefly comprising; entrance vestibule, elegant and spacious open plan living/dining area with herringbone Amtico flooring, feature wall panelling, dramatic high ceiling with first-floor mezzanine area, picture window and sliding doors opening directly out to the enclosed rear garden. A central island features high quality Dekton worktops, paired with tasteful downlighters to create the perfect entertaining space. A sleek contemporary kitchen is tucked just off the main room and features an excellent selection of base and wall mounted units complete with Carrara Quartz worktops.



On the east side of the house is a self-contained annex, with separate entrance, which includes a well-equipped modern kitchen with Amtico flooring, a comfortable living area with decorative wall panelling and sliding doors giving access to a paved seating space within the rear garden, an abundance of cupboard spaces, a south facing bedroom with oak hardwood flooring, which is currently being used as a home office, and an en-suite wet room, with beautiful dark ceramic tiling, elegant brass fittings and two piece white modern suite. This flexible space would work well for multi-generational living or as a luxurious guest suite. A further downstairs double bedroom, with ensuite rounds off the ground floor accommodation.

The upper floor is accessed via a helical staircase with triple glazed rooflight directly above, heading off the reception room and includes a mezzanine landing area with beautiful herringbone flooring, glass balcony and triple Velux windows, a southerly facing principal bedroom with dramatic Pentland views, dressing area with built-in storage and an en-suite shower room, second generously sized double bedroom also with large dressing area and ample freestanding wardrobe space/en-suite, two additional double bedrooms, and a luxury family bathroom with stylish three piece suite, including a free-standing bath tub, built in under-eaves storage and twin Velux windows.

Extras

The blinds and the pelmets on the windows, The TV on the media wall and in the principal bedroom, all built-in appliances, the EV charger, light fixtures and frees standing wardrobes will be included. The hot tub and curtains are available via separate negotiation. No guarantees will be offered.

Gardens and Parking

To the front of the house a triple driveway with EV charger is bordered by a neatly kept private garden, to provide excellent off-street parking, with ample on-street parking also readily available. The rear garden has been beautifully landscaped to form a spectacular all-seasons space for all the family to enjoy. The garden includes lawn, paved seating areas, stone wall, modern sculptures, lighting and well stocked planted beds boasting a variety of evergreen trees and bushes. The space exudes an air of privacy and offers an idyllic spot to enjoy outdoor eating and entertaining in the warmer months.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

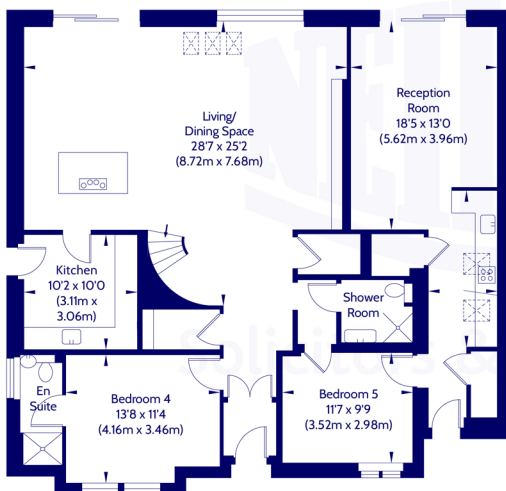
The reputable suburb of Fairmilehead lies to the south of Edinburgh city centre and has long been established as a popular location for families with highly regarded local schools and excellent transport links. Recreational facilities in the area abound with the Pentland Hills Regional Park offering a variety of outdoor pursuits along with Hillend Ski Centre. The Mortonhall Estate offers delightful woodland walks along with an excellent countryside pub/restaurant. A Sainsburys local and Morrisons supermarket are a short walk away, with Tesco Supermarket a short drive and nearby Morningside offering a wide selection of highly regarded independent shops and stores. Regular local bus services offer swift access to the city and surrounding area. For those travelling by car the city bypass is close at hand connecting quickly to Edinburgh International Airport and the central motorway network.



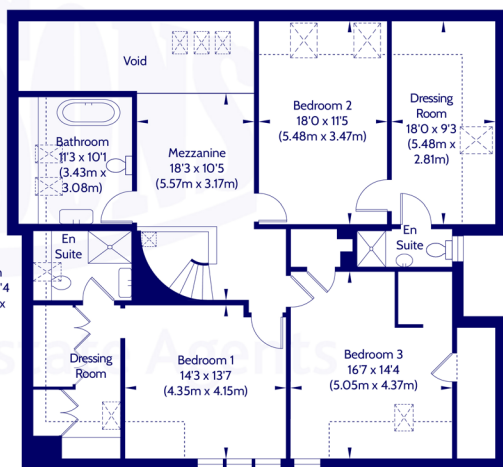


Approx. Gross Internal Floor Area 261 Sq M / 2806 Sq Ft.

Ground Floor



1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2025 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ 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

