





Welcome

Welcome to Swanston Muir, this charming three bedroom semi-detached villa offers bright and spacious accommodation, further benefits include gardens to the front and to the rear along with a driveway and a single garage. The property forms part of an exclusive development ideally located in the popular Swanston area of Edinburgh positioned at the foot of the iconic Pentland Hills, close to many local amenities schooling and swift transport links. This property would make an ideal starter home for the first time buyer, families and investors alike. Presented to the market in good order throughout we would recommend an early viewing.

- Entrance vestibule.
- Front facing living room.
- Dining kitchen set to the rear with access to the rear garden.
- Three bedrooms.
- Bathroom comprising WC Jacuzzi bath, shower over, under floor heating.
- Attic storage.
- Gas central heating.
- Double glazing.
- Private gardens to the front and to the rear.
- Single garage and driveway.





Swanston

Swanston is a very popular, quiet residential area situated to the south of Edinburgh at the foot of the Pentland Hills. Local shopping is well catered for with a Morrisons supermarket and a Tesco at Colinton, only a short distance away. Further shopping and leisure facilities are also available in Craiglockhart and Morningside which has a wealth of shops, bars and dining opportunities. Nearby outdoor recreational facilities include Pentland Hills Country Park with dry ski slope, with a variety of golf courses to choose from. The City Bypass is within easy reach and connects with all major motorway networks north and south; to the east via the A1 to the beaches and championship golf courses of East Lothian, and west to Edinburgh Airport and the Forth Road Bridge/Queensferry Crossing. Regular buses operate to and from the city centre and surrounding areas. Catchment schools are Colinton Primary and Firrhill High School, with private schooling nearby including George Watson's College. Napier University campuses at Craiglockhart and Merchiston are also within easy reach.

Extras


The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included.



Get in touch

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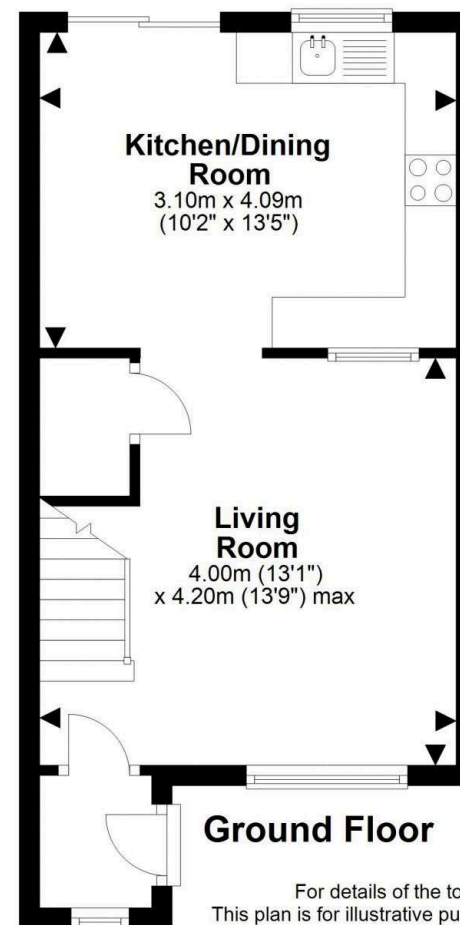
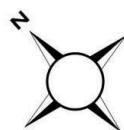
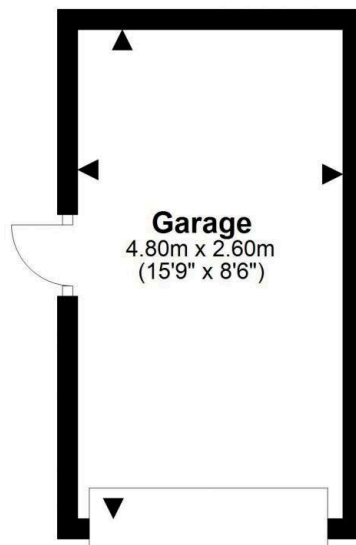
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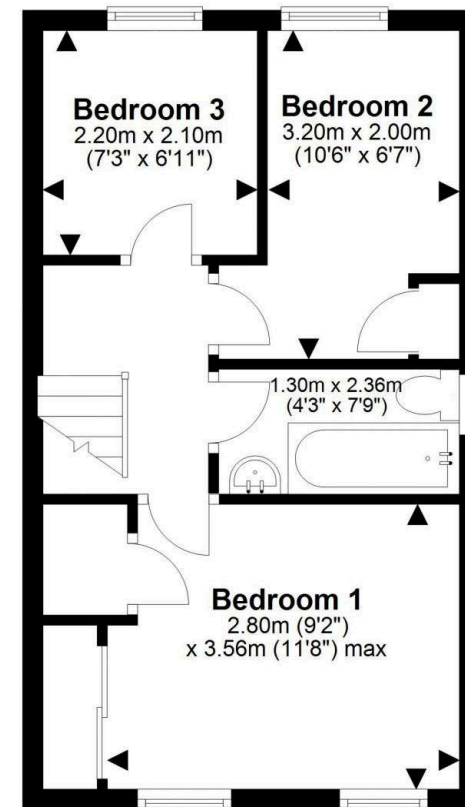


CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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 Combined 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 Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Ground Floor



First Floor

For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.