



Location

This 3 Bedroom Detached Bungalow is situated in the popular residential area of Swanston. It sits at the foot of the Pentland Hills, just South of Edinburgh City Centre and offers tranquil suburban living within easy reach of Edinburgh's major business hubs, amenities and attractions.

There is a good range of local amenities and supermarkets, while more extensive shopping and leisure facilities can be found at Straiton Retail Park just a short drive away. Nearby Morningside boast a vibrant high street with independent retailers and cafes.

The area is ideal for outdoor enthusiasts with access to a wide selection of activities including walking, cycling, and dry-slope skiing in the Pentland Hills, golfing at Swanston, Mortonhall and Braid Hills golf courses and full equestrian activities at Mortonhall. Bus links into the city centre and beyond are regular and the city bypass is close by for easy access to the M8/9 to the West, the Queensferry crossing to Fife and the A1 to the South
[Insert Location Info Here](#)

Home Report

Please visit: www.allingham.co.uk or www.espc.com

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.





Accommodation

Entrance Hallway

Bright living room with fireplace

Kitchen with built in hob and ovens, dishwasher, washing machine and fridge/freezer. These items are believed to be in good working order though their condition is not warranted.

3 Bedrooms

1 Bathroom, shower over bath, WC and wash basin

Extra Features

Gas central heating

Double glazing

Large driveway

Garage/Workshop

Well kept gardens to front and rear

This property benefits from a factoring service at the cost of circa £310 per annum



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ALLINGHAM & CO OFFICES

COLINTON - PROPERTY CENTRE

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Edinburgh, EH13 0LH
TEL: 0131 447 9341

BUCKSTONE

4A Buckstone Terrace
Edinburgh, EH10 6PZ
TEL: 0131 447 9341

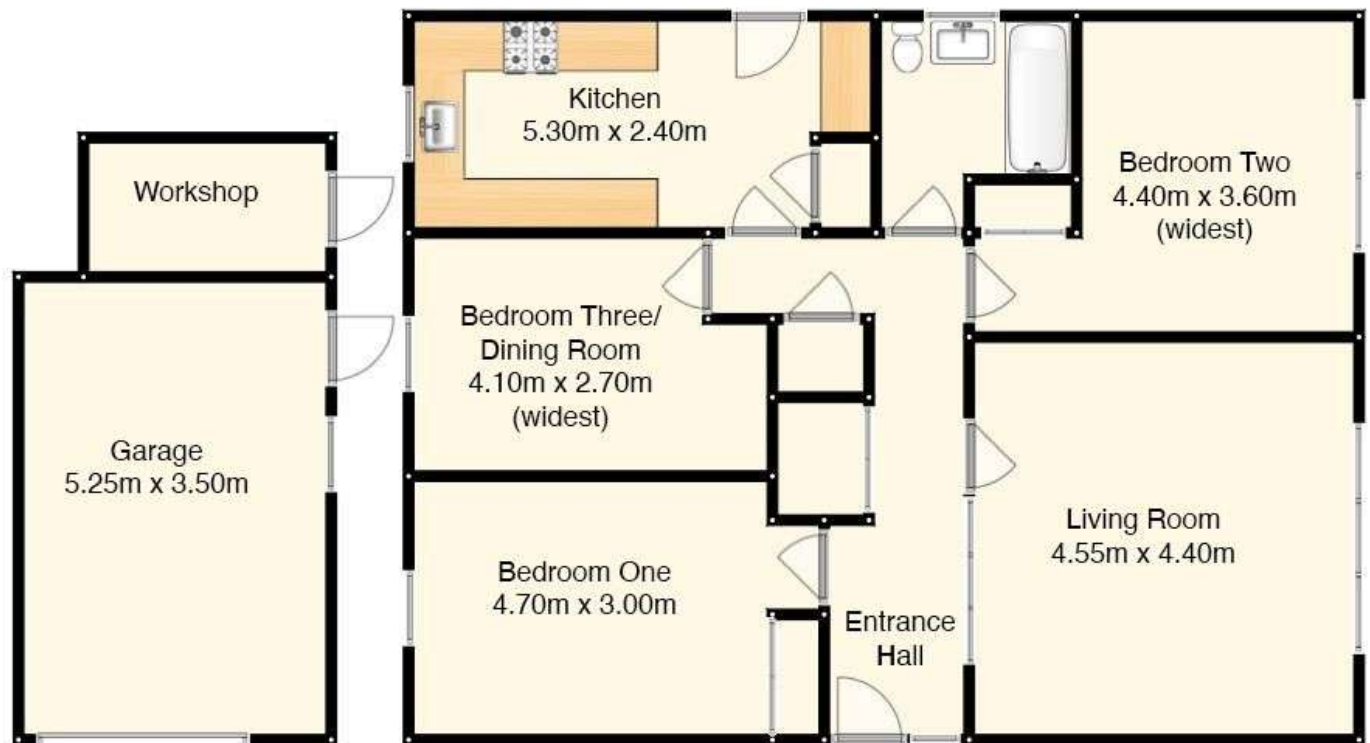
Fax Property - 0131 441 4517

Email Property - property@allingham.co.uk

DX 225 Edinburgh

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Approx
House 88m²
Garage 18m²
Work Shop 5m²

