



**Morgans**  
PROPERTY

28 Swanston Terrace, Edinburgh, EH10 7DN

Offers Over £575,000

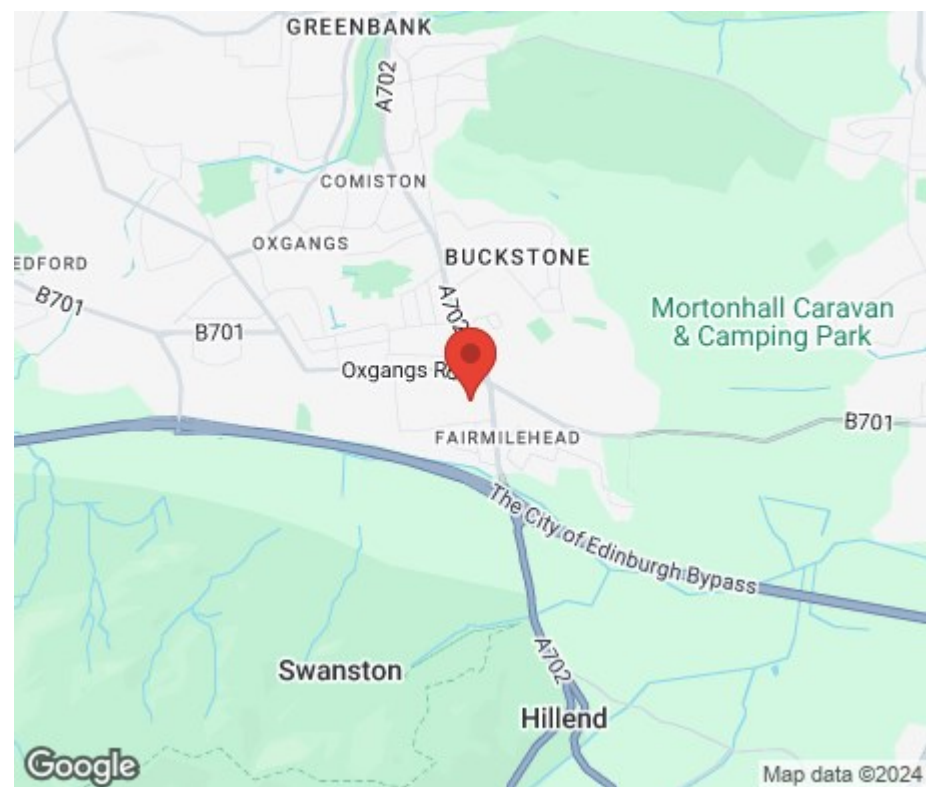






We are delighted to be marketing this substantial detached family villa set within an enviable plot with large gardens providing an idyllic setting which would provide a child and pet safe environment. The grounds are mainly laid to lawn with undercover patio area with mature plants and trees surrounding. The accommodation is generous throughout and briefly comprises entrance vestibule, reception hall, lounge, dining kitchen and separate utility room with feature conservatory. There are two double bedrooms and four piece shower room on the ground floor. On the upper level there are three double bedrooms and family bathroom. Excellent storage and lovely views towards the Pentlands from the upper level. The monobloc driveway gives access for several vehicles leading to tandem garage. The property is double glazed with gas central heating. Early entry is available.





## LOCATION

The village of Swanston is situated on the lower slopes of the Pentland Hills only 5 miles due south of Edinburgh Castle and lies entirely within the city boundaries. Enjoying stunning views of the Pentland Hills, this detached family villa is located in the popular residential area of Fairmilehead, South of Edinburgh City Centre. There's a range of shops, local amenities and schooling within easy reach. There's easy access to the City Bypass and City Centre and excellent public transport links for commuters.

## EXTRAS INC. IN SALE /AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with freestanding appliances and integrated appliances. The outbuildings/shed in garden are included.

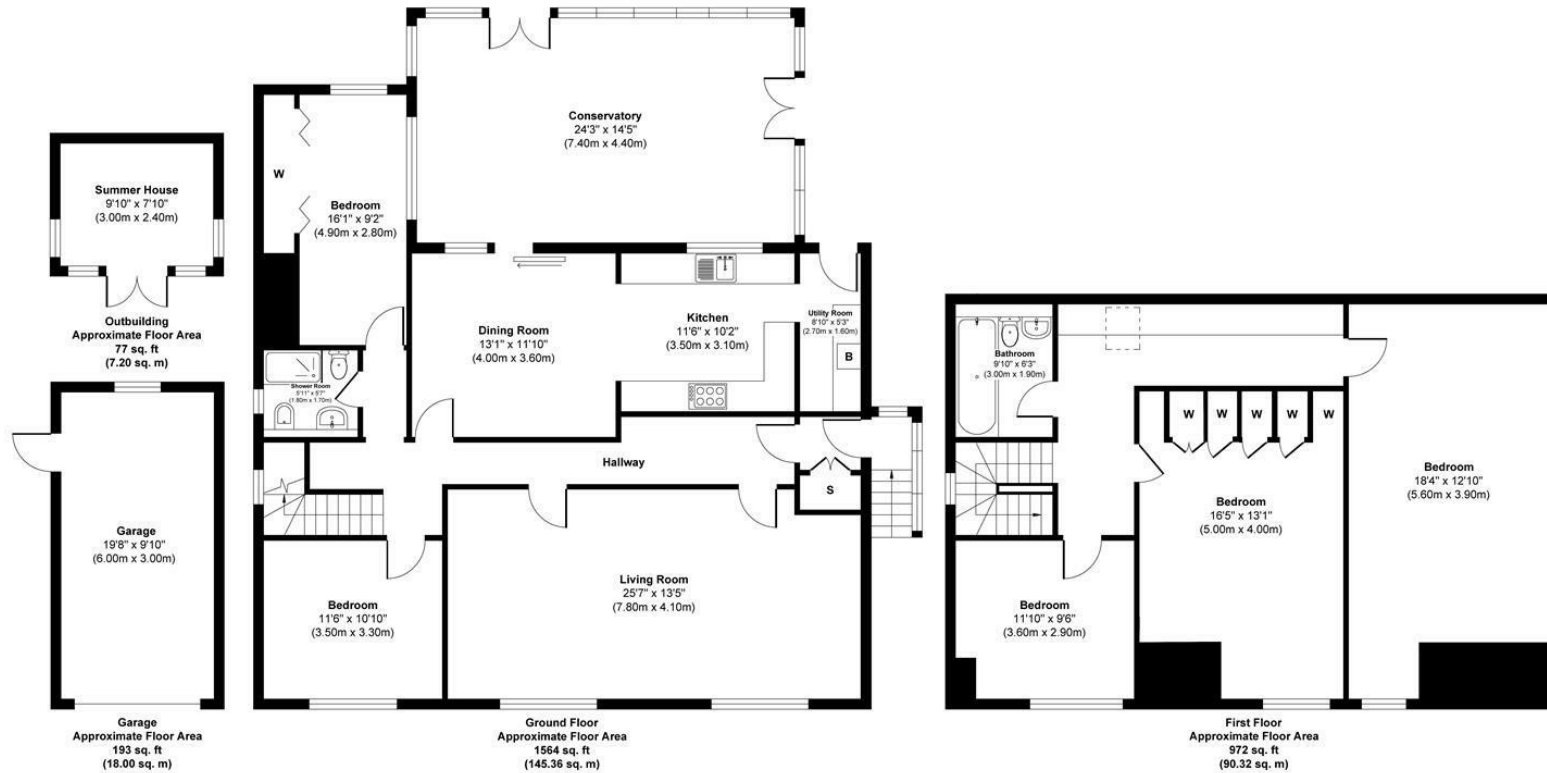
This property is being sold as seen in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchaser will be required to accept the position as it exists.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.









**Approx. Gross Internal Floor Area 2806 sq. ft / 260.88 sq. m (Including Garage & Outbuilding)**

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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