



54 Swanston Avenue
Edinburgh, EH10 7DB

Entrance vestibule
Hall
Sitting room
Dining room
Modern fitted kitchen
Principal bedroom
Two further bedrooms
En-suite shower room
Family bathroom
Partly floored loft
Single garage
Summer house with power and light
Gas central heating
Double glazing
EPC:E
Council tax band F

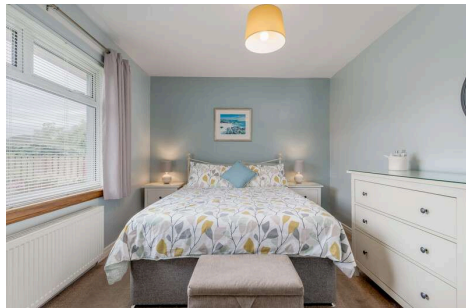
54 Swanston Avenue forms a most delightful and immaculately presented three bedroom detached bungalow situated in the much sought after residential location of Fairmilehead. This charming property is set amidst beautifully established private gardens which are stocked with a variety of flowering shrubs and plants providing lots of colour and texture. It has also been tastefully modernised and finished to a high standard throughout with many attractive features such as natural wood floors, a modern fitted kitchen and contemporary bathrooms. A particular feature of the property is the magnificent views it has with the majestic back drop of the Pentland Hills which can be seen from all of the main rooms. Full gas central heating, double glazing and a security alarm system has been installed and ensures a comfortable, ambient and safe environment to live. To the side of the bungalow there is a driveway which provides off street parking and access to the garage which has an electric door, power, light and water. Situated in the rear garden there is a delightful summer house which has power and light and enhances your overall experience of the garden. Viewing of this superb property is highly recommended.

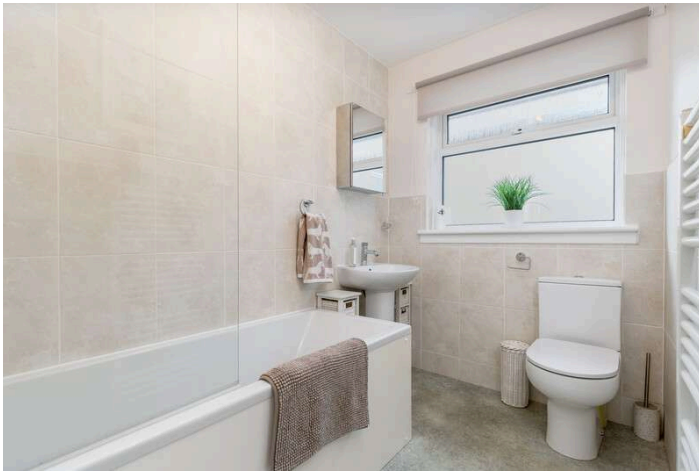
The well-proportioned accommodation comprises: Entrance vestibule with door leading to hall. Hall with good sized linen cupboard, hatch leading to partly floored loft and doors leading to other main rooms. Sitting room with west facing window, lovely views and a feature fireplace. Dining room with superb views towards the Pentlands. Modern fitted kitchen with base and wall mounted units incorporating a gas hob, electric oven, cooker hood and dishwasher. Principal bedroom with built in double wardrobes and window to the rear. Bedroom two, with views to the front of the property. Good sized bedroom three (currently being used as a study) with built-in wardrobe and view over garden, en-suite shower room with w.c. wash hand basin, separate shower and heated towel rail. Family bathroom with three piece suite and heated towel rail. Single garage with electric door, power and water. Private gardens beautifully landscaped to front and rear with summer house.

Fairmilehead is a much sought after area of Edinburgh situated to the south of the city and is within close proximity to a good selection of local amenities which include everyday shops nearby on the Biggar Road and a large Morrisons Supermarket at Hunters Tryst. Regular public transport which takes you down Morningside Road where there are a host of excellent amenities including library, restaurants, shops, coffee houses and a Waitrose Supermarket. Recreational amenities are well catered for within the area including the Hillend Ski Slope close by, Golf Courses and many pleasant walks in the nearby Pentland Hills. Regular public transport services operate to and from the city centre and to surrounding areas. The property is also well placed for easy access to Edinburgh's city by-pass which provides links to both East and West Lothian and the main motorway network.







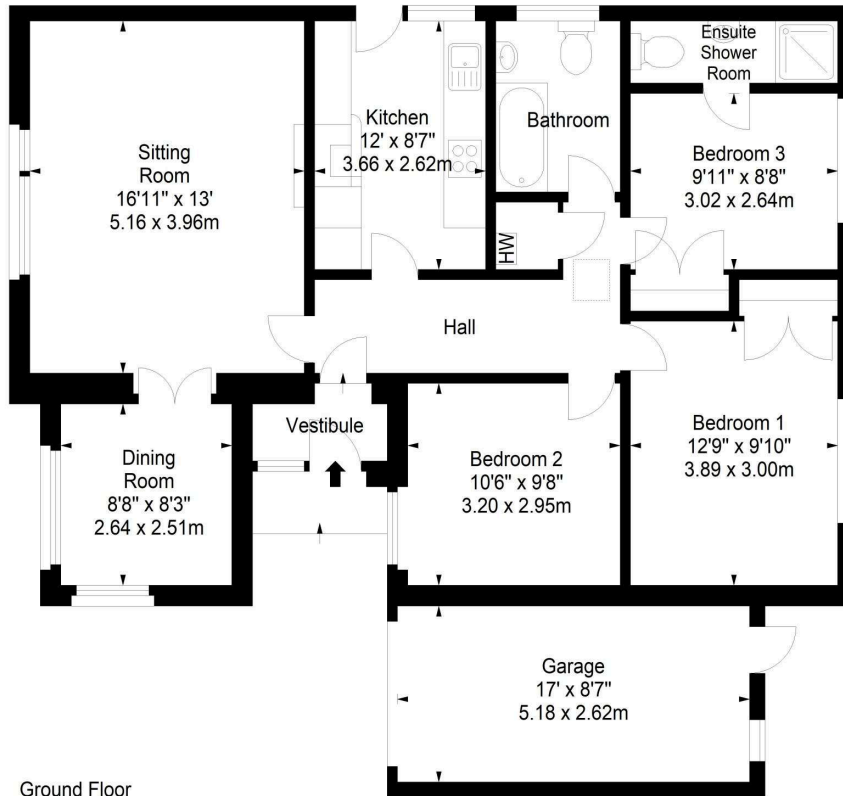




Swanston Avenue,
Edinburgh,
Midlothian, EH10 7DB



Approx. Gross Internal Area
1159 Sq Ft - 107.67 Sq M
(Including Garage)
For identification only. Not to scale.
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Ground Floor

Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



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