





STURROCK ARMSTRONG & THOMSON
SOLICITORS & ESTATE AGENTS



29 Hainburn Park
Edinburgh, EH10 7HQ

Hall with excellent storage
Living room/dining room
Fitted kitchen
Two double bedroom
Shower room
Detached garage
Driveway with off street parking
Private gardens front and rear
Superb views towards the Pentland Hills
Double glazing
Gas central heating
EPC: C
Council tax band: E

29 Hainburn Park forms a well presented two bedroom detached bungalow with garage, situated in the much sought after residential location of Swanston. This charming property is set amidst established private gardens which are stocked with a variety of flowering shrubs and plants providing lots of colour and texture. The property now requires some general upgrading but offers a superb opportunity for those seeking a lovely detached home in a prime location.

A particular feature of the property are the magnificent views it has with the majestic back drop of the Pentland Hills which can be seen from front of the house. Full gas central heating and double glazing has been installed and ensures a comfortable and ambient living environment. To the side of the bungalow there is a driveway which provides off street parking and access to the garage which has power, light and water. Viewing of this superb property is highly recommended.

The well-proportioned accommodation comprises: Hall with good sized linen cupboard and further storage cupboard, hatch leading to partly floored loft and doors leading to other main rooms. Sitting room/dining room with south facing window and lovely views towards the Pentland Hills. Fitted kitchen with base and wall mounted units and lovely views over the Pentland Hills. Double bedroom one with extensive built in wardrobes incorporating excellent storage and hanging space. Window to the rear overlooking garden. Second double bedroom with built-in wardrobe and view over garden. Shower room with shower set in unit, wash hand basin and w.c. Single garage with power and water. Private gardens to front and rear.

Swanston is a much sought after residential 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, Oxfords Library, a large Morrisons Supermarket at Hunters Tryst and an Aldi Supermarket on Oxfords Road North. Recreational amenities are well catered for within the local area including the Hillend Ski Slope, good 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. A regular public transport service operates to and from the city centre and to surrounding areas. There are also good schools within the local catchment which include Pentland Primary and Firrhill High School.

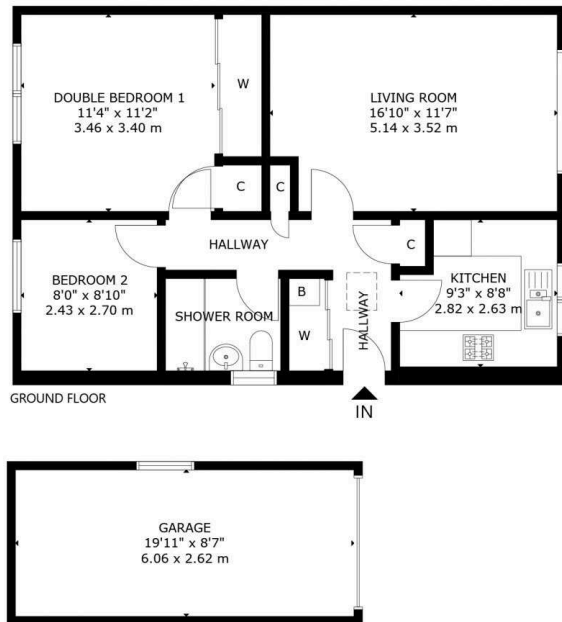












29 HAINBURN PARK, EDINBURGH EH10 7HQ
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 658 SQ FT / 61 SQ M
 GARAGE 171 SQ FT / 16 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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Whilst 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
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