

SWANSTON

75 AUCHINGANE  
EH10 7HU



3



2



2

EPC RATING: C

OFFERS OVER £430,000

## PROPERTY DESCRIPTION

- Front porch leading to internal hallway with under stair cupboard & staircase to first floor with access to insulated loft
- Spacious & bright open plan living/dining/kitchen with French doors out to the garden and a wide range of contemporary light grey high gloss handleless units with integrated appliances and breakfast bar
- Downstairs room which could be used as Bed 4, a family room, formal dining room or as a study
- Downstairs wc with modern fitted vanity sink unit & wc
- Principal bedroom with fitted wardrobes leading to
- Ensuite shower room with shower, sink & wc
- Two further double bedrooms with fitted wardrobes
- Beautifully updated family bathroom with bath, separate walk-in shower, vanity sink unit & wc
- Gas central heating from boiler located in the kitchen – updated 2019 – with some designer radiators
- Upvc double glazed windows
- Good sized private rear garden with large lawned area, patios for sitting & relaxing and two handy sheds
- Integral single garage and driveway to the front, together with free on street parking
- Annual fee of £30 to Tryst Residents' Association for communal grass cutting



## VIEWING

Sun 2-4 or pls call

Jardine Phillips

0131 4466850







## EXCEPTIONALLY WELL MAINTAINED & UPDATED 3/4 BED DETACHED HOUSE WITH GARAGE IN POPULAR SWANSTON

Located on the outskirts of Edinburgh is this impeccably presented family home with all 1's on the Home Report. The property has been updated over recent years and provides flexible accommodation which can be used as a three or four bed, with one or two reception rooms. There are updated bathrooms, a contemporary kitchen and great open plan living space - ideal for entertaining. There is also a handy downstairs room that can either be used as a fourth bedroom, a family room, formal dining room or for working from home. Added to this is a great sized rear garden, a garage and off-street parking. Walking distance to well renowned schools & great shopping facilities, excellent transport links into the city centre and easy access onto the motorway network all go to make this an amazing place to bring up a family.

### AREA

Swanston is a very popular area in the south of the city with excellent local shopping facilities at Hunters Tryst & Colinton, and Straiton Retail Park is just a short drive away with its large array of retail outlets. There are also frequent bus services into Morningside & Bruntsfield with their wide range of supermarkets (including Waitrose and M&S Simply Food), independent shops, speciality food stores, coffee shops, bars and restaurants. The property is in the catchment for the well-renowned Colinton & St Mark's RC Primary Schools and Firrhill High & St Thomas of Aquin's High Schools. There are a wide range of leisure facilities available a short distance away, including a library, Swanston Golf Course, the Hunters Tryst bar & restaurant, Craiglockhart Leisure Centre & Midlothian Snowsports Centre. There are also amazing walks and open spaces on the doorstep including the Pentland Hills, Fairmilehead Park, Braid Hills and the Mortonhall Estate. Numerous bus services into the city centre and easy access to the city bypass and the motorway network beyond.

### EXTRAS

The blinds/curtains, light fittings, electric hob, double oven, cooker hood, dishwasher, integrated fridge freezer, washing machine and the garden sheds are included in the sale.

### HOME REPORT VALUATION

£440,000

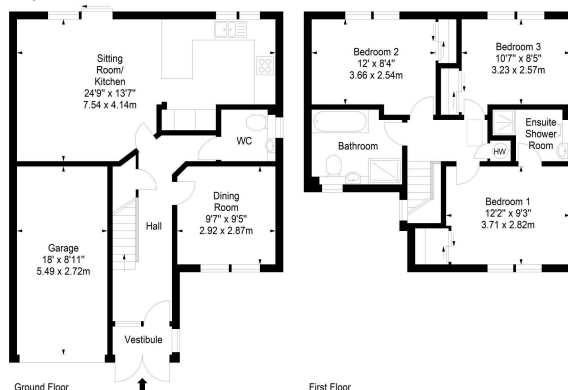


Living/kitchen/dining room	24'9 x 13'7 (7.54 x 4.14m)
Bedroom 4/family room/dining room/study	9'7 x 9'5 (2.92 x 2.87m)
Bedroom 1	12'2 x 9'3 (3.71 x 2.82m)
Bedroom 2	12' x 8'4 (3.66 x 2.54m)
Bedroom 3	10'7 x 8'5 (3.23 x 2.57m)
Garage	18' x 8'11 (5.49 x 2.72m)

Auchingane,  
Edinburgh,  
Midlothian, EH10 7HU



Approx. Gross Internal Area  
1071 Sq Ft - 99.50 Sq M  
Garage  
Approx. Gross Internal Area  
160 Sq Ft - 14.86 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

