

SWANSTON

140 SWANSTON MUIR
EH10 7HY



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EPC RATING: C

OFFERS OVER £260,000

PROPERTY DESCRIPTION

- Front door & vestibule leading to
- Bright sitting room with open staircase to the upper level
- Archway through to the separate dining space overlooking the rear garden
- Kitchen with good range of fitted light wood units & appliances
- Main bedroom with fitted storage
- Double bedroom two to rear
- Single bedroom three currently used as a study
- Contemporary shower room with shower cubicle, vanity sink unit & wc
- Gas central heating – boiler updated 5 years ago
- Double glazed windows
- Potential to extend subject to the usual consents
- Lawned front garden & brilliant rear garden with large deck area & lawn surrounded by planted borders
- Off street parking for numerous cars to the side together with a handy garage
- Factor fee of £35pa to cover maintenance of the communal garden areas



VIEWING

Sun 2-4pm or pls call

Jardine Phillips

0131 4466850





MODERN THREE BED SEMI DETACHED HOUSE WITH OUTSTANDING VIEWS ON OUTSKIRTS OF EDINBURGH

This great three bed house would make an ideal home for young professionals or a family. Located in the popular area of Swanston with its excellent range of local supermarkets and easy access to Straiton Retail Park & Morningside for a wider array of shopping & amenities. In the catchment for well renowned schools. Perfect for those who enjoy outdoor pursuits. Numerous bus services run into the city centre and very easy access onto the city bypass leading to the airport, Edinburgh Park and the motorway network.

AREA

Swanston is a popular area in the South of the city. Local amenities include Morrisons, Aldi, Tesco, a public library & a thriving Community Centre. More extensive retail outlets can be found at Straiton Retail Park just a short drive away and nearby Morningside boasts a vibrant high street brimming with independent retailers, cafes and eateries, together with Waitrose and M&S. Situated adjacent to the sought-after green belt, the property is ideally located for outdoor enthusiasts with access to a wide selection of leisure pursuits including walking, cycling and dry slope skiing in the Pentland Hills, and golfing at Swanston, Mortonhall & Braid Hills golf courses. There are excellent local schools from nursery to secondary level in the area and the property is in the catchment for Colinton & St Mark's RC Primary Schools and Firrhill & St Thomas of Aquin's RC High Schools. For further education, Napier & Heriot Watt Universities are both easily

accessible. Several bus routes run into the city centre and there is easy access onto the city bypass and the motorway network beyond.

EXTRAS

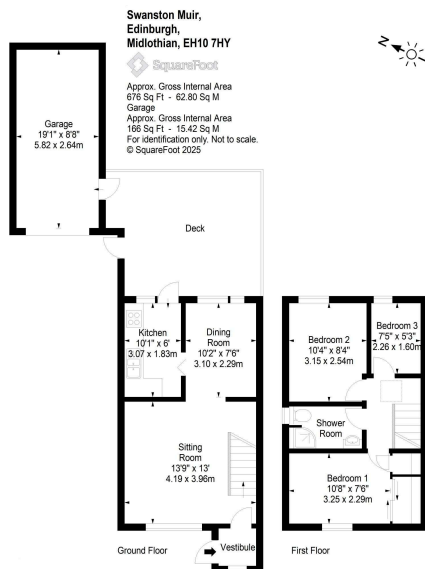
The blinds/curtains, light fittings, freestanding cooker, extractor, freestanding fridge freezer & washing machine are included in the sale.

HOME REPORT VALUATION

£270,000



Sitting room	13'9 x 13' (4.19 x 3.96m)
Dining room	10'2 x 7'6 (3.10 x 2.29m)
Kitchen	10'1 x 6' (3.07 x 1.83m)
Bedroom 1	10'8 x 7'6 (3.25 x 2.29m)
Bedroom 2	10'4 x 8'4 (3.15 x 2.54m)
Bedroom 3	7'5 x 5'3 (2.26 x 1.60m)
Garage	19'1 x 8'8 (5.82 x 2.64m)



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 dosing date. The sellers reserve the right to sell without imposing a dosing 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.