



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

# 9 Swanston Crescent

Swanston, Edinburgh, EH10 7EL



# 9 Swanston Crescent

Set on a no-through road, this three-bedroom semi-detached house forms part of a family-friendly development in Swanston. It features two reception areas that are openly connected, a well-appointed kitchen, and a three-piece bathroom. The home also provides ample private parking and lots of garden space thanks to its generous corner plot. This includes a large rear garden which is ideal for families, coming fully enclosed and laid with a neat lawn and patio. Adding to its appeal, the home is attractively presented throughout in light neutral hues.

Extras: all fitted floor and window coverings, light fittings, a gas cooker, a fridge/freezer, a washing machine, a tumbler dryer, and freestanding wardrobes to be included in the sale.

## Property Summary

- Semi-detached house with a corner plot
- Peaceful setting in sought-after Swanston
- Inspiring views of the Pentland Hills
- Naturally-lit entrance hall
- Bright and airy living room with a fireplace
- Openly accessed dining room
- Dual-aspect kitchen with garden access
- Two double bedrooms (one with built-in wardrobes)
- Versatile third bedroom/home office with storage
- 3pc bathroom with overhead shower
- Mature gardens to the front, side, and rear
- Attic for storage and intruder alarm
- Private driveway and single garage
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - E
- Home Report Value - £335,000











Bright and airy living room  
with a fireplace, an  
openly accessed dining  
room and a  
dual-aspect kitchen with  
garden access











Two double bedrooms  
(one with built-in  
wardrobes),  
a versatile third bedroom/  
home office with storage









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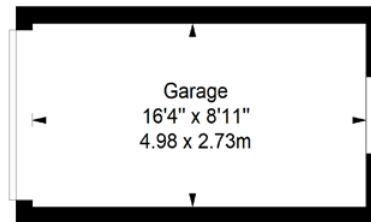


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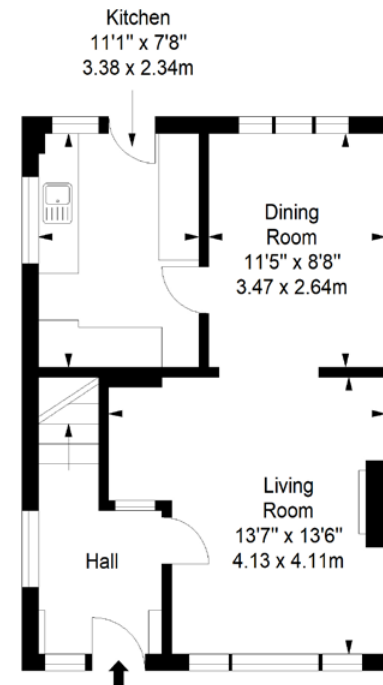
**DISCLAIMER**

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

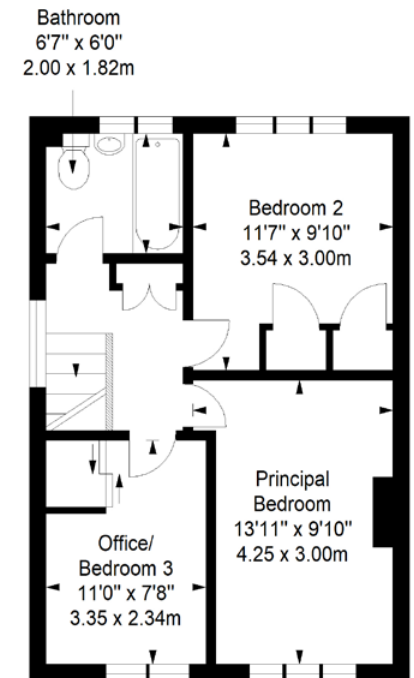
**Garage**  
Approx. 13.6 sq. metres (146.4 sq. feet)



**Ground Floor**  
Approx. 40.5 sq. metres (436.0 sq. feet)



**First Floor**  
Approx. 41.3 sq. metres (444.5 sq. feet)



Total area: approx. 81.8 sq. metres (880.5 sq. feet)