



22 Swanston Muir
MORNINGSIDE | EDINBURGH | EH10 7HS


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Ideal starter home forming a mid terraced villa occupying a tucked away, off road position, benefiting from a private garden and allocated parking. Living room with patio doors to Sunny private garden with patio and planted borders, Fitted kitchen, Double bedroom with mirrored wardrobe, Child's bedroom/Study, Bathroom with white suite and electric shower, Entrance hallway, Upper landing with loft access, Gas central heating and double glazing, Allocated parking space nearby, Quick access to city bypass.

- Ideal starter home forming a mid terraced villa
- Private garden and allocated parking
- Fitted kitchen
- Upper landing with loft access
- Gas central heating
- Double glazing

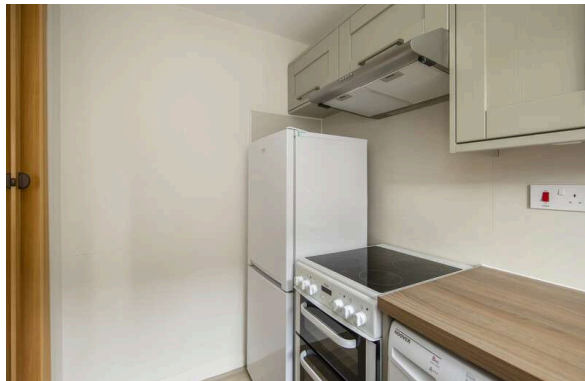
The blinds, curtains, fridge freezer, electric cooker and washing machine will be included in the sale of the property. EPC rating C.

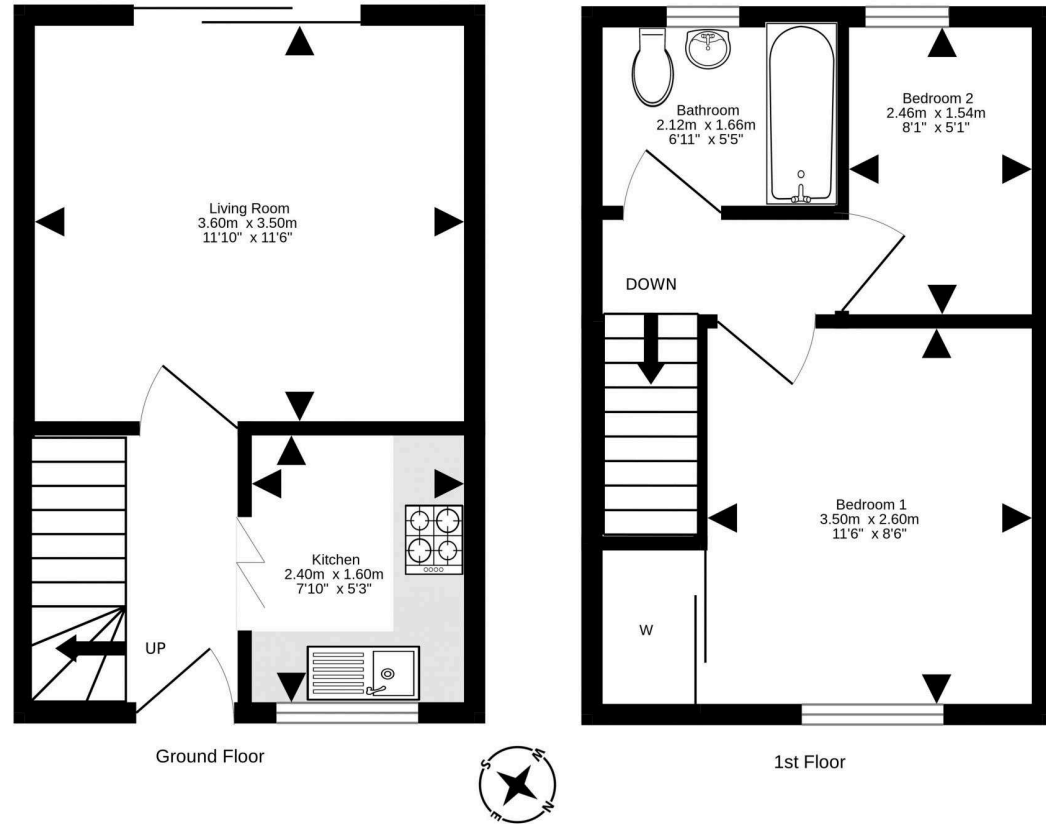


PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The subjects are located in the highly regarded Swantston area of Edinburgh, which lies to the south of the city centre. The property is well positioned to take advantage of a range of amenities including Morrison's, Aldi and a Petrol Station, with a more comprehensive range of facilities to be found in Morningside, which is just a little further afield. In addition, there's easy access to golf courses, Hillend Ski Centre and the green expanse of the Pentland Hills for scenic walks and cycle rides. An efficient public transport network operates to other parts of the city and the city bypass and main motorway networks are close at hand for travelling outwith Edinburgh and to the Airport.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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