



16 Swanston Muir
SWANSTON | EDINBURGH | EH10 7HS


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Nestled in a quiet cul-de-sac moments from the Pentland Hills, quick transport links and excellent amenities is this immaculately presented end terrace house. Set in a generous corner plot the property boasts large garden grounds and an allocated parking space and is offered to the market in true move in condition.

The accommodation comprises a welcoming entrance hallway, bright twin windowed lounge which flows through to the dining room, a contemporary kitchen with attractive units and following up the wide staircase the upper level enjoys two double bedrooms (one with built-in storage), a third single bedroom or ideal home office or nursery and the home is completed by an exquisite shower room. Externally the landscaped, expansive fully enclosed rear garden is laid to lawn with a decked area ideal for alfresco entertaining.

- Stunning end terraced house
- Set in a quiet cul-de-sac
- Large garden grounds and an allocated parking space
- Welcoming hallway
- Bright lounge
- Contemporary kitchen
- Dining room
- Three bedrooms
- Luxury shower room

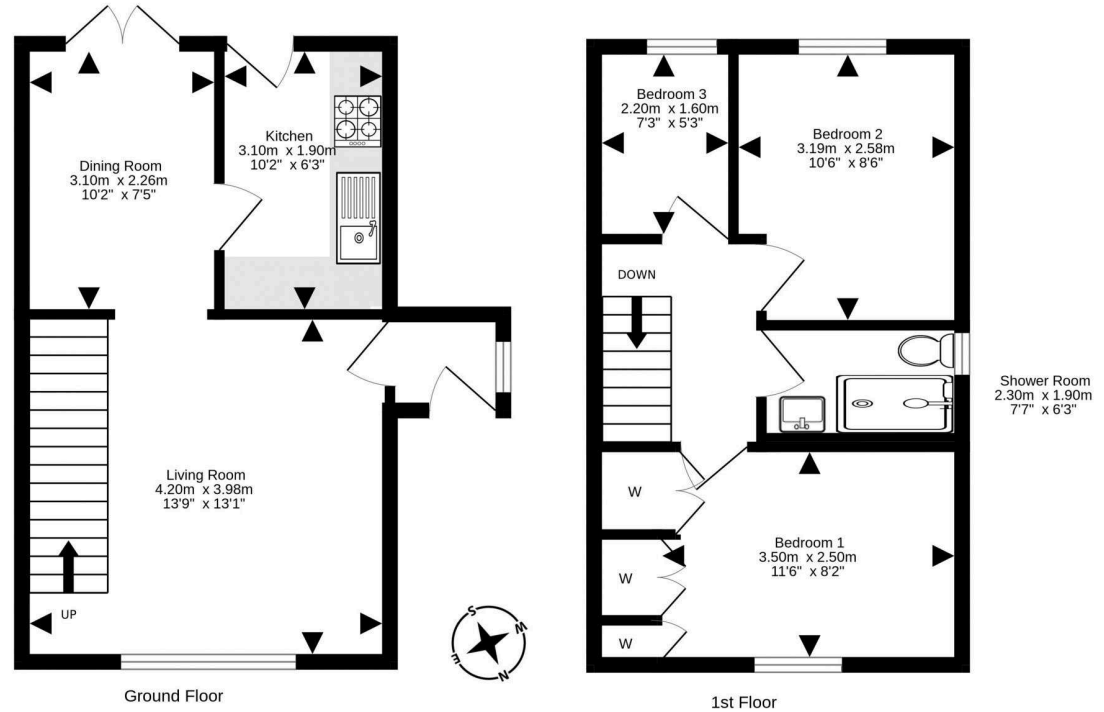
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The highly regarded Swantston area of Edinburgh lies to the south of the city centre and is moments from the Pentland Hills. The location is well positioned to take advantage of an excellent range of shopping outlets with a more comprehensive range of facilities to be found in Morningside and at Straiton. In addition, easy access is available to numerous prestigious golf courses and Hillend Ski Centre. Schooling is well represented from nursery to senior level in both state and private education. An efficient public transport network operates year round with the city bypass and main motorway networks are within easy reach

Extras included in this sale are curtains, blinds and fridge freezer. EPC rating C





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. Made with Metropix ©2024