



13 Swanston Muir
SWANSTON | EDINBURGH | EH10 7HT


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Extremely well presented three-bedroom semi-detached home with stunning views over the Pentlands, occupying a prime location on a popular development whilst being within easy reach of the City Bypass and the City Centre. This would make an excellent home for a couple, or young family and early viewing is highly recommended to appreciate what is on offer, especially the lovely views to the South from the front facing rooms. The accommodation comprises an entrance porch, dining/living room featuring a fireplace, dining area, patio doors into the rear garden and benefitting from views over the Pentlands, a fully fitted kitchen that currently comprises a gas hob, oven and fan, fridge/freezer, wine rack and also has access outside. Upstairs there are three well proportioned bedrooms, two with built in storage and one also with further views of the Pentlands. Completing the accommodation is the shower room with double walk-in shower and a heated towel rail. The property also benefits from a front driveway giving off street parking, a rear garden made up of lawn, a patio and outside tap and a single garage which houses the boiler and has an electric door.

- Entrance porch
- Dining/living room with fireplace and patio doors
- Fully fitted Kitchen
- Three bedrooms
- Shower room with double walk-in shower
- Double glazing and gas central heating
- Private gardens front and rear
- Garage with electric door
- Driveway and Attic

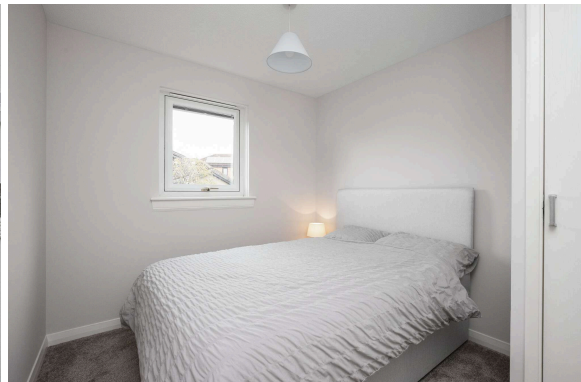
Included in the sale will be all kitchen appliances and window blinds.

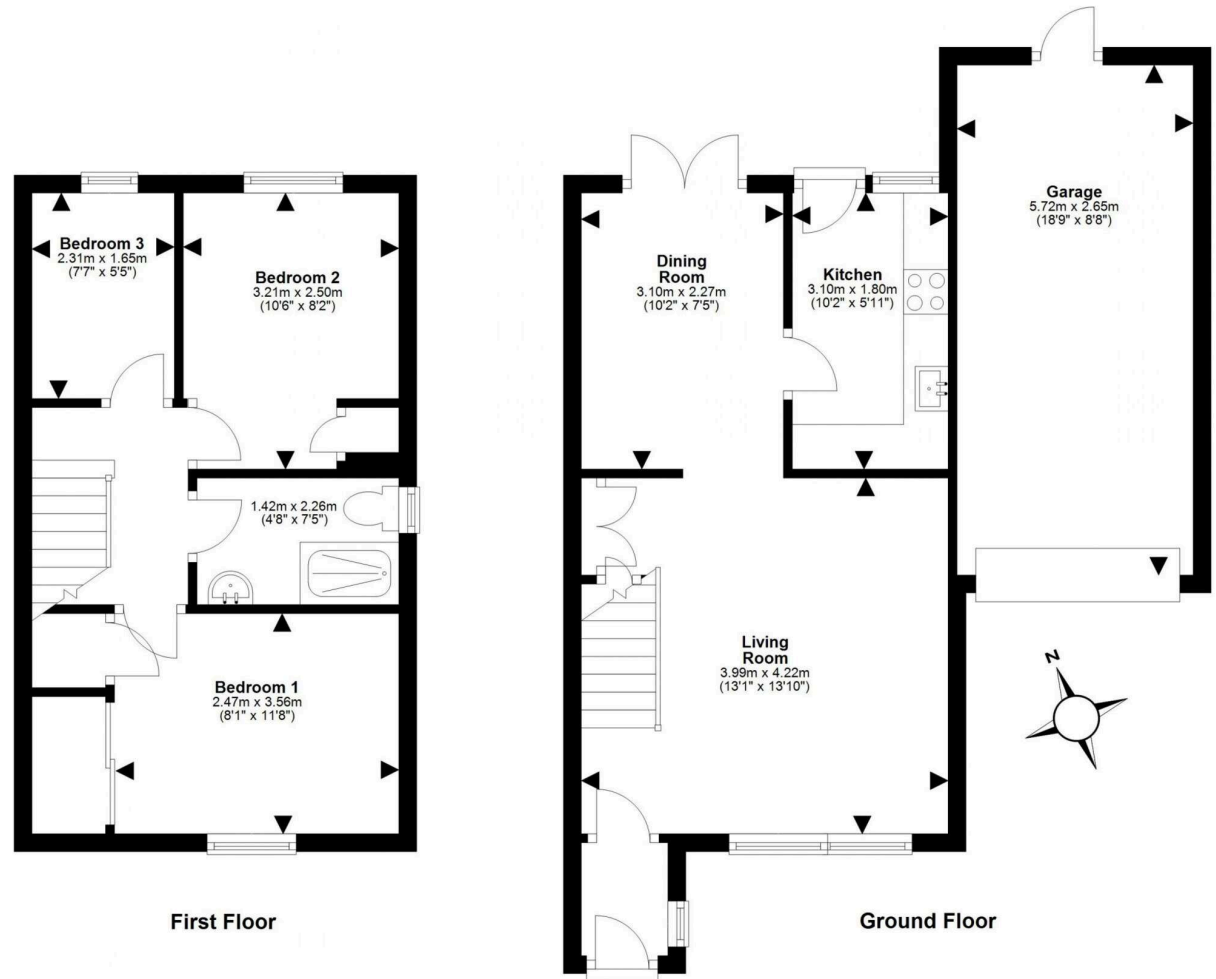
EPC Rating C. Council Tax band E.

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 an excellent range of shopping outlets with a more comprehensive range of facilities to be found in Morningside which is just a little further afield. In addition, easy access is available to golf courses and Hillend Ski Centre. Schooling is well represented from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach.





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