

COULTERS[©]



26 SWANSTON VIEW

FAIRMILEHEAD, EDINBURGH, EH10 7DQ

 3 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE


Located within the desirable area of Fairmilehead, 26 Swanston View is a bright and spacious three bedroom detached home now in need of considerable renovation. With an excellent location in a respected residential area within easy reach of the city centre and close to a superb range of outdoor pursuits, the property offers excellent potential for those looking to take on a project.

Inside, the downstairs accommodation comprises of an entrance vestibule; a south facing sitting room which connects onto the dining room through double doors; and a fitted kitchen with an adjoining rear porch that offers access to the back garden. Upstairs, the property benefits from two generously proportioned double bedrooms, a smaller third bedroom and a family bathroom. All of the bedrooms have built-in cupboards and the two front facing rooms have wonderful views of the Pentland Hills.

KEY FEATURES

 Detached house requiring renovation

 Private gardens to both front and rear

 Superb potential for extension/reconfiguration

 Three bedrooms

 Single garage and driveway

 Close to the Pentland Hills



The property benefits from private gardens to the front, side and rear which offers scope for extension, if desired, subject to the necessary consents. For parking, there is a private driveway and a single car garage.

Gas central heating and mainly double glazed windows are fitted within the property.

EXTRAS

The property is sold as seen with all light fittings, fitted floor coverings, shelving and rotary washing line included in the sale price.



THE LOCAL AREA

The property is situated to the south of the city in the Fairmilehead area which is conveniently located for easy access to the city bypass and motorway links. The popular shopping areas of Morningside and Bruntsfield along with Straiton retail park are easily accessible and there are several supermarkets within a short radius including a Morrisons and Tesco. The Pentland Hills Regional Park is also within walking distance, offering a range of outdoor pursuits, including Midlothian Snowsports Centre at Hillend, public and private golf courses and the nearby Mortonhall Estate which has numerous woodland walks, along with an excellent countryside pub/restaurant.

Schooling includes Pentland Primary School and Firrhill High School whilst excellent private schooling is available across the city. A good selection of rural and city-based bus services connecting to the city centre and airport are available nearby.

GET IN TOUCH



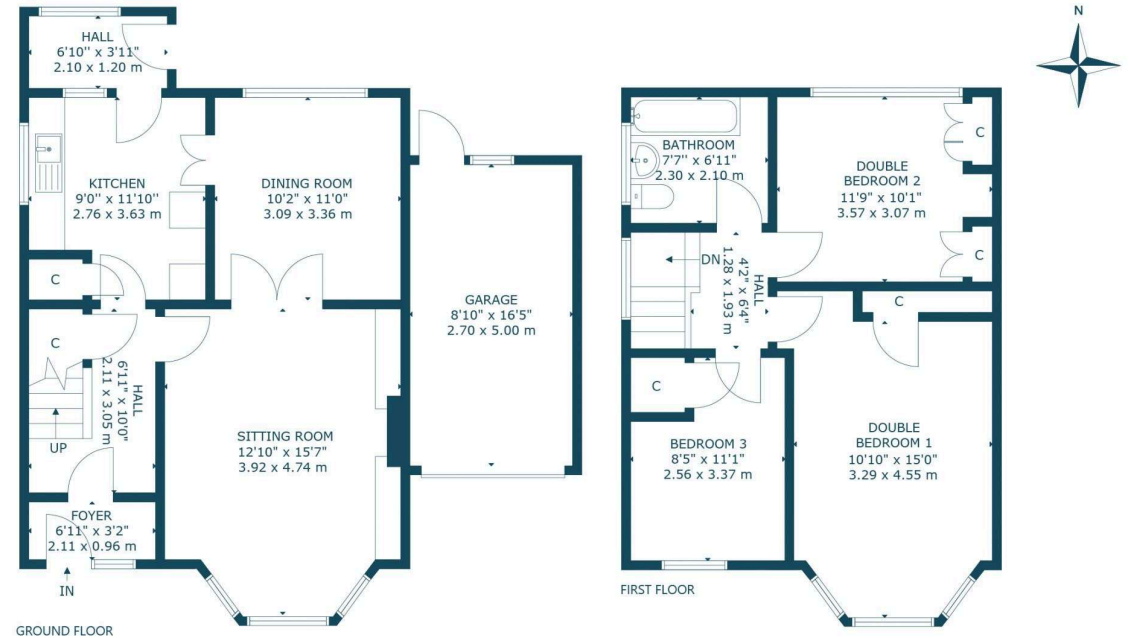
www.coultersproperty.co.uk



0131 603 7333



enquiries@coultersproperty.co.uk



26 SWANSTON VIEW, EDINBURGH, EH10 7DQ
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,069 SQ FT / 100 SQ M
GARAGE 145 SQ FT / 14 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.
Copyright © Nest Marketing www.nest-marketing.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.