



3 Swanston View

Fairmilehead, Edinburgh, EH10 7DG





Impressive detached bungalow with stunning views to the Pentlands

- Spacious sitting/dining room
- Fitted kitchen with garden access
- 3 bedrooms
- Modern shower room
- Beautiful mature rear garden
- Excellent school catchment
- Stunning views to Pentlands
- Monobloc driveway & garage
- Private front garden
- Gas central heating & double glazing



Offers Over:

£435,000



 Freehold

Further information can be found in the home report.

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About the Property

Situated in the highly sought-after residential area of Fairmilehead, this most impressive detached bungalow with 3 bedrooms offers spacious accommodation throughout with stunning views to the Pentland Hills.

The property has been very well-maintained by the current owner and the dining room extension enjoys a fantastic view to the Pentland Hills. In addition there is a modern shower room, 3 versatile bedrooms and excellent storage provision throughout.

Externally the fully enclosed delightful mature rear garden benefits from uninterrupted views to the Pentlands, there is a well-maintained private front garden, monobloc driveway and a single garage.





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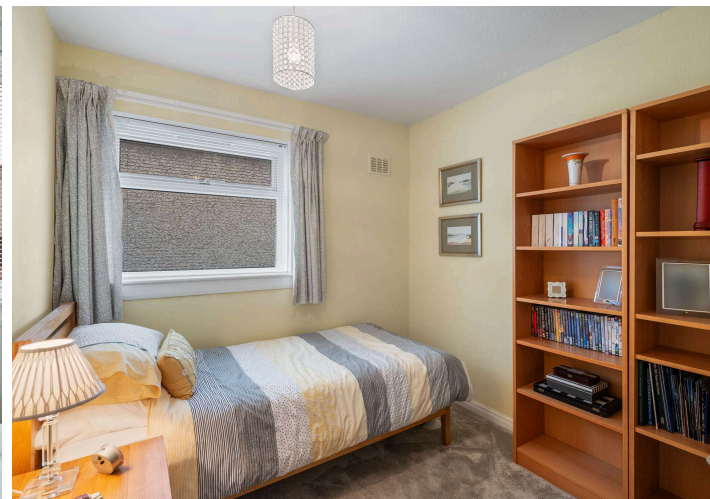
...fully enclosed delightful mature rear garden benefits from uninterrupted views to the Pentlands...

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📍 Location

Fairmilehead is a quiet popular residential area situated a few miles south of the city centre. Its proximity to the city bypass makes it ideal for the commuter with easy access to the M8, M9, Edinburgh International Airport, Edinburgh Royal Infirmary, University of Edinburgh, the Queensferry Crossing, Fife and beyond. There are also regular bus services to and from the city centre. There are good local shops and a large Morrisons superstore close by at Hunters Tryst and a Tesco supermarket at Colinton Mains. Excellent recreational opportunities in the area include several golf courses, lovely walks at Braidburn Park, the Braid Hills, Hermitage of Braid Walkway, Blackford Hill and the Pentland Hills. Midlothian Snowsports Centre at Hillend is also minutes away.



⊕ Extras

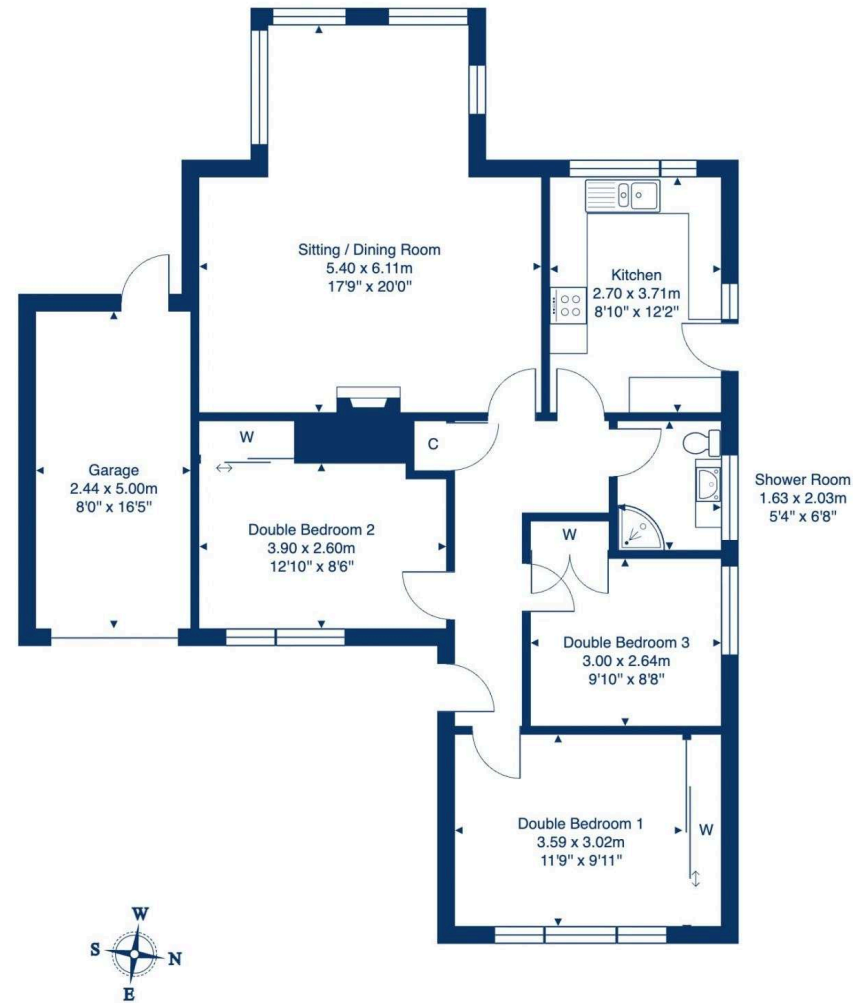
All fitted floor coverings, curtain poles, blinds, some curtains, light fittings and the integrated double oven, gas hob and extractor hood. No warranties or guarantees will be given in relation to appliances.

Please note the free standing kitchen appliances (washer/dryer, fridge and freezer) and the curtains within the dining room and double bedroom 1 are not included.



Floor Plan

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Total Area: 97.4 m² ... 1048 ft²

All measurements are approximate and for display purposes only.



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The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.