GILLESPIE MACANDREW

18 Swanston Grove,

Fairmilehead, Edinburgh, EH10 7BW

CALL US ON 0131 447 4747

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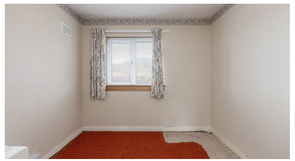
For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Entrance porch.
- Reception hall with storage.
- Good sized living room with feature gas fire.
- Double doors leading to dining room.
- Modern fitted kitchen with some appliances.
- Upper landing with access to attic.
- Two double bedrooms with storage.
- Single bedroom with storage.
- Shower room.
- Gas Central Heating.
- Double glazing.
- Private garden to front.
- Driveway leading to car port & garage at rear.
- Extensive garden to rear.
- Outstanding views at front to Pentland Hills.
- Unrestricted on-street parking.



GENERAL DESCRIPTION

A semi-detached villa situated in the sought after Fairmilehead district of the City, perfectly positioned for a wide range of local amenities and a short journey to the south of the city centre. The property is in need of modernisation and redecoration but offers excellent potential to be an ideal family home in a great location.

LOCATION

Fairmilehead is a highly respected residential area located to the south of the city centre, to which there are excellent public transport services. Moreover, the city by-pass may be reached in less than a couple minutes and provides a swift and easy link with the east and west sides of the city, the A1 south, Edinburgh International Airport, and the central motorway network. The surrounding area is pleasantly greenbelt with several parks, golf courses, and the wonderful open spaces of the Pentland Hills Regional Park all within close proximity. The sports enthusiast will also appreciate proximity to the Winter Sports Centre at Hillend and a Climbing Centre. Neighbouring Morningside plays host to an excellent range of small independent shops, as well as a Marks & Spencer food outlet and a large branch of Waitrose. Here there are also a number of popular restaurants and hostelries. The local schools have an excellent academic reputation including Pentland Primary and Firhill High School while in the private sector George Watson's and George Heriot's are readily accessible.

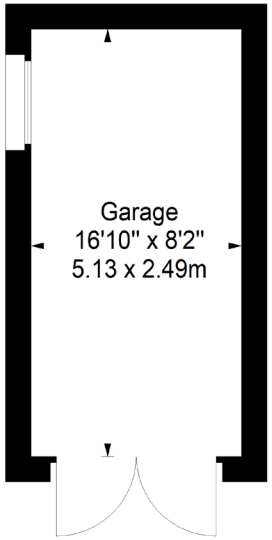
COUNCIL TAX BAND:	E.
TRAIN STATION	APPROXIMATELY 3 MILES TO SLATEFORD TRAIN STATION.
	APPROXIMATELY 4.3 MILES TO HAYMARKET TRAIN STATION.
AIRPORT	APPROXIMATELY 9.1 MILES TO EDINBURGH AIRPORT.
BUSES	WITHIN 200 METRES.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, DOUBLE OVEN, COOKER HOOD. THERE WILL BE NO GUARANTEES GIVEN FOR THE WHITE GOODS AND THE PROPERTY WILL BE SOLD AS SEEN.

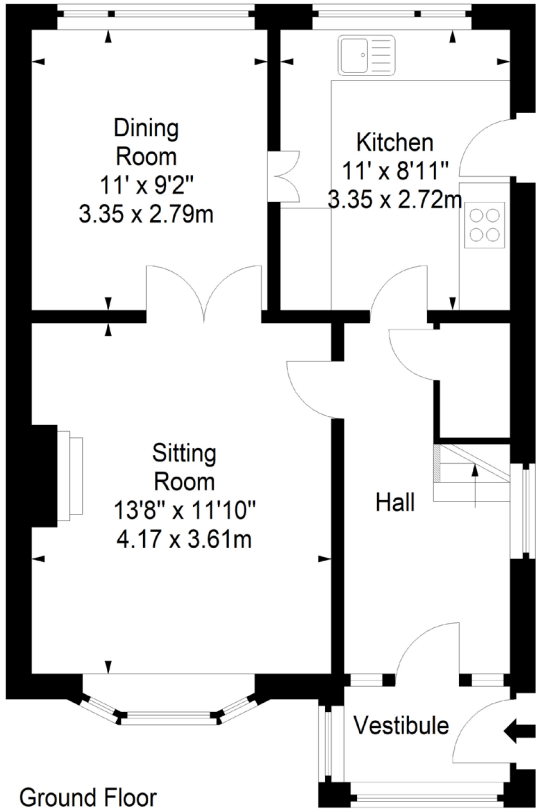
Swanston Grove,
Edinburgh,
Midlothian, EH10 7BW

SquareFoot

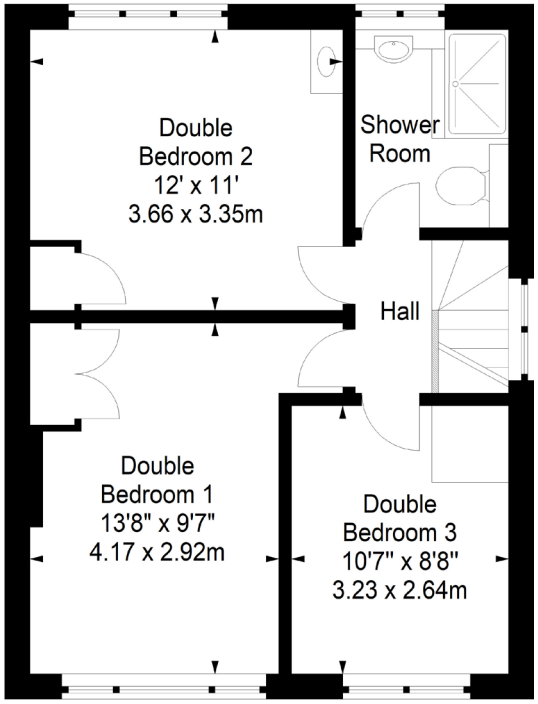
Approx. Gross Internal Area
983 Sq Ft - 91.32 Sq M
Garage
Approx. Gross Internal Area
138 Sq Ft - 12.82 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



Ground Floor



First Floor

ENERGY PERFORMANCE
CERTIFICATE RATING D

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.