

COULTERS[©]

31 HAINBURN PARK

SWANSTON, EDINBURGH, EH10 7HQ

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Enjoying a peaceful cul-de-sac setting with outstanding southerly views to the Pentland Hills, 31 Hainburn Park is a rarely available semi-detached bungalow with excellent outdoor space and generous off-street parking.

A welcoming entrance hall with useful storage leads to a bright and spacious sitting/dining room with picture windows framing the open outlook. The fitted kitchen also benefits from the views and offers ample storage and worktop space.

The main bedroom is a well-proportioned double with handy built-in mirrored wardrobes. Currently used as a home office, the second bedroom is also a double. A practical shower room with window completes the accommodation.



KEY FEATURES



Two bedroom semi-detached bungalow.



Wonderful direct views of the Pentland Hills.



Neatly kept gardens to front and rear.



Garage, driveway and EV charge point.



Morrisons just a short walk away.



Bus stop nearby with direct route into the city centre.

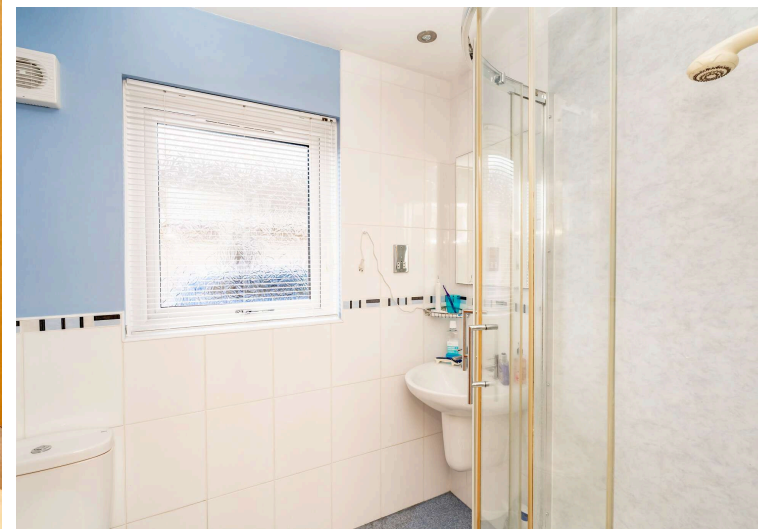


EPC Rating - C



Council Tax Band - E





Externally, there are neatly kept gardens to front and rear, a long monobloc driveway to the side, EV charge point and a pitched-roof garage providing excellent storage.

The property further benefits from modern double glazing and gas central heating, ensuring year-round comfort.

There is a cost of approximately £20 per month for the maintenance of common land on the estate which is the responsibility of Charles White.



THE LOCAL AREA

The property is situated in the sought-after Swanston area, to the south of the city, perfectly placed for easy access to the city bypass and motorway links. Nearby shopping facilities include the popular districts of Morningside and Bruntsfield as well as Straiton Retail Park, which offers a wide range of national retailers. Several supermarkets are also within close proximity, including a Morrisons, Tesco and Aldi.

The property is ideally positioned for those who enjoy the outdoors, with the Pentland Hills Regional Park on the doorstep providing a wealth of walking and cycling routes, as well as the Midlothian Snowsports Centre at Hillend. Golfing enthusiasts are well catered for with Swanston Golf Club and several other courses close by, while Mortonhall Estate offers woodland walks and a popular countryside pub and restaurant.

Schooling in the area is highly regarded and includes Pentland Primary School and Firrhill High School, with a range of well-regarded private schools available across the city. Excellent public transport links connect Swanston to the city centre, and Edinburgh Airport is easily accessible via the city bypass.

EXTRAS

All blinds, curtains, light fittings, fitted flooring and white goods are included in the sale price.

HOME REPORT VALUATION: £TBC



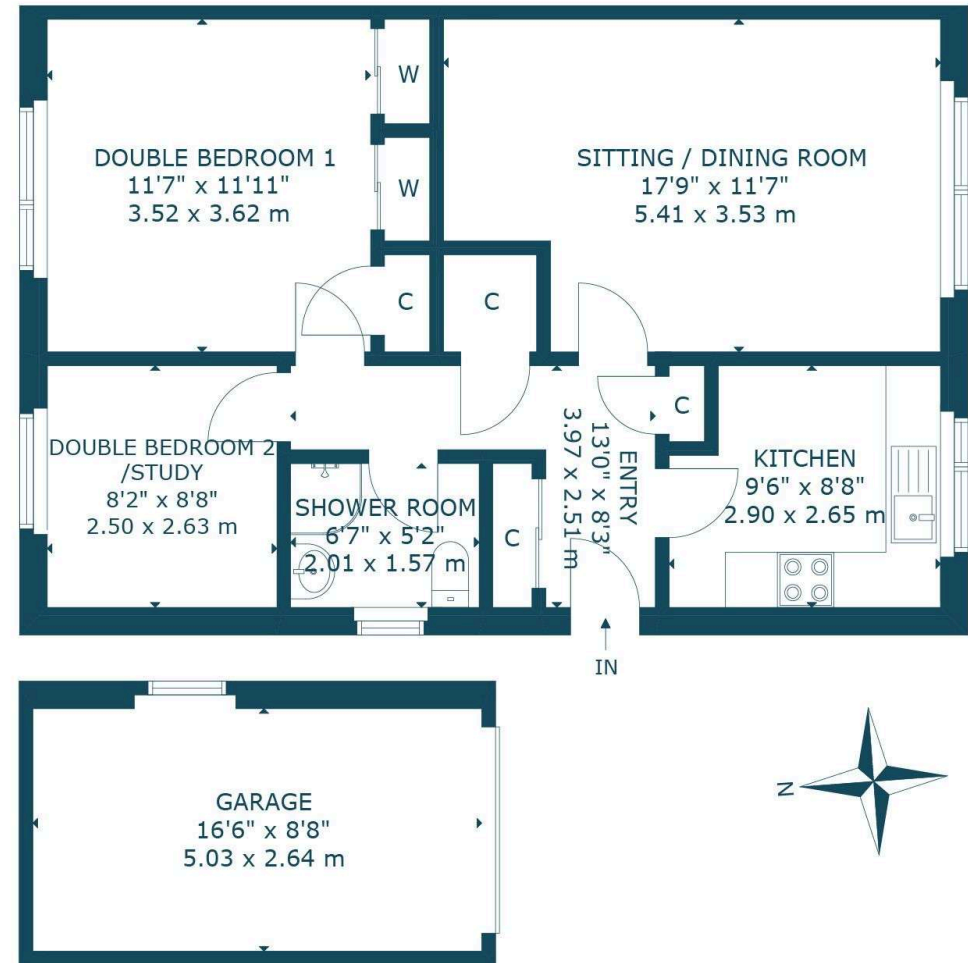
www.coultersproperty.co.uk



0131 603 7333



enquiries@coultersproperty.co.uk



GROUND FLOOR

31 HAINBURN PARK, EDINBURGH, EH10 7HQ

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL AREA 670 SQ FT / 62 SQ M GARAGE 143 SQ FT / 13 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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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.