



116 Tryst Park  
Swanston, EH10 7HE

**Deans**   
Solicitors & Estate Agents LLP



## DETACHED VILLA

- Sitting/Dining Room
- Conservatory
- Kitchen
- Dining/Family Room
- Four Bedrooms
- Designer En-Suite Bathroom
- Family Bathroom
- WC Apartment
- Gas Central Heating & Double Glazing
- Private Landscaped Gardens to Front & Rear
- Driveway
- EPC Rating - C





Must be viewed! A fantastic opportunity has arisen to purchase this stylishly presented extended detached villa quietly positioned within a cul-de-sac setting in the highly desirable area of Swanston. There are local day to day requirements available close by including Morrisons and Aldi with further specialised shopping available at Straiton Retail Park a short drive away. The area is also well served by reputable local schooling at both primary and secondary levels. The City Bypass is easily accessible providing access to the North and South with a good public transport service travelling to the City Centre. In move-in condition the accommodation would make an excellent family home and comprises; welcoming entrance hallway with WC apartment, attractive and spacious sitting/dining room open plan to the conservatory, contemporary well laid out kitchen open to the dining/family room with floor to ceiling windows and patio door with views over the Pentland Hills and bedroom 4/study. Upstairs leads to a good sized master bedroom again with floor to ceiling windows providing excellent natural light and with en-suite bathroom, two further good sized double bedrooms and modern family bathroom with shower. There are private established gardens to the front and fully enclosed to the rear along with driveway providing off-street parking. Further benefits include gas central heating and double glazing. Included in the sale are the; fitted carpets and floor coverings, cooker, oven, hob, hood, fridge-freezer, washing machine, tumble dryer and dishwasher. Other items may be available by separate negotiation.

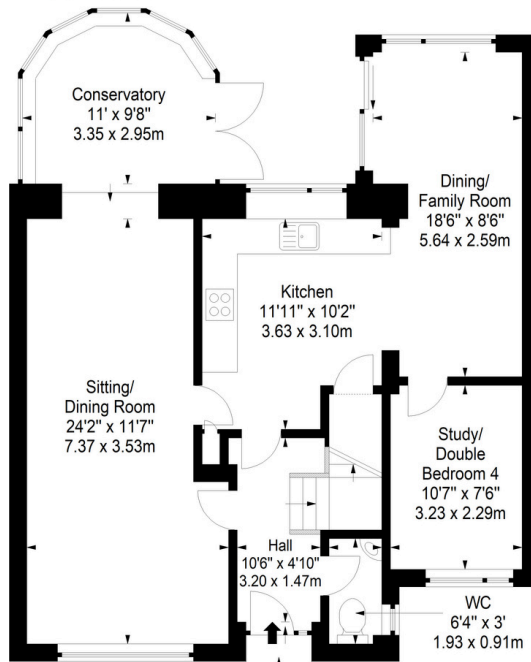
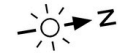




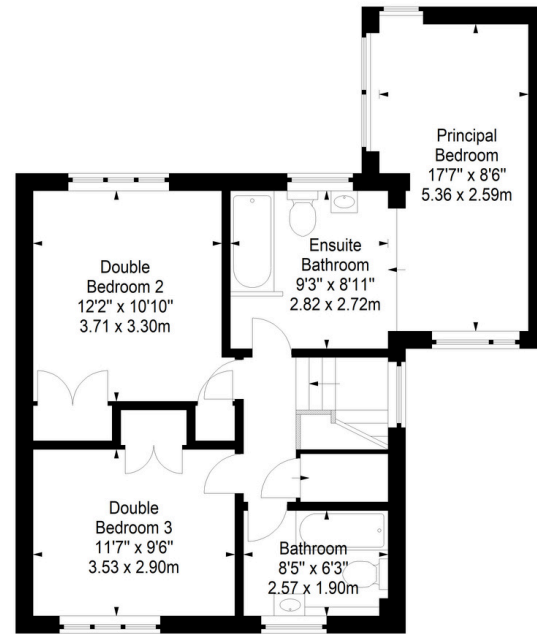
**Tryst Park,  
Edinburgh, EH10 7HE**



Approx. Gross Internal Area  
1492 Sq Ft - 138.61 Sq M  
For identification only. Not to scale.  
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Ground Floor



First Floor





Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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Your Property People.

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