



28 Swanston Avenue, Edinburgh, EH10 7BX



Welcome

Welcome to Swanston Avenue, set against the stunning backdrop of the Pentland Hills, this beautifully presented three-bedroom detached property offers an exceptional opportunity to acquire a spacious and stylish family home in a highly desirable Edinburgh location. Boasting breathtaking open views, stunning gardens to the front and rear, a private driveway and single garage, this impressive property is sure to appeal to a wide range of buyers and would be ideally suited to families, professional couples or anyone seeking a beautifully presented home with generous outdoor space, excellent parking and outstanding views in one of Edinburgh's most desirable settings. Early viewing is highly recommended to fully appreciate everything this exceptional home has to offer.

- Welcoming reception hallway
- Downstairs cloaks comprising WC and wash hand basin
- Impressive living and dining room
- Newly fitted kitchen with direct access to the rear garden
- Three bedrooms
- Newly installed stylish bathroom
- Floored attic accessed via a fixed ladder
- Gas central heating
- Recently installed double glazed windows
- Private gardens front and rear
- Single garage and driveway
- On street parking available







Fairmilehead

Swanston Avenue enjoys a highly desirable residential setting in the south of Edinburgh, positioned close to the beautiful open countryside and the stunning Pentland Hills. The area offers an excellent balance between peaceful suburban living and convenient access to the city centre. A range of local amenities, including shops, cafés and supermarkets, are available nearby, while excellent schooling and leisure facilities further enhance the appeal for families. The surrounding area is ideal for outdoor enthusiasts, with scenic walks, golf courses and the Pentland Hills all within easy reach. Regular public transport services and convenient road links provide straightforward access into Edinburgh city centre and beyond, making Swanston Avenue an excellent location for those seeking a tranquil setting without compromising on connectivity.

Extras

All fitted floor coverings, light fittings and integrated kitchen appliances are included in the sale. Any additional items may be available by separate negotiation.





Get in touch

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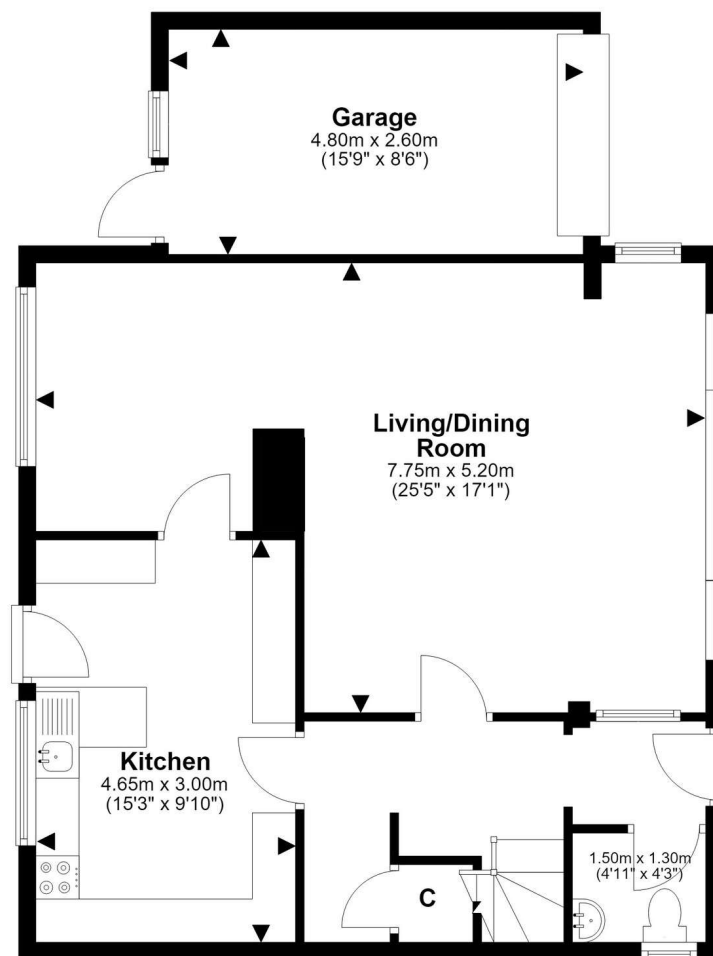
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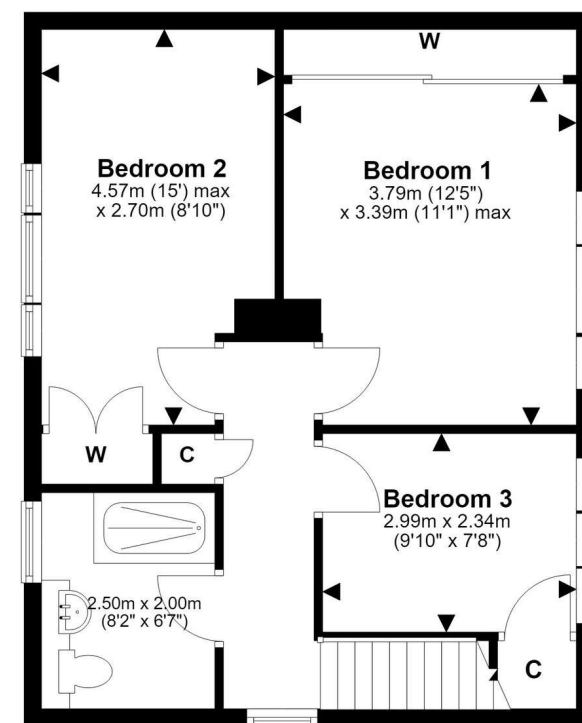


CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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 Combined 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 Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.