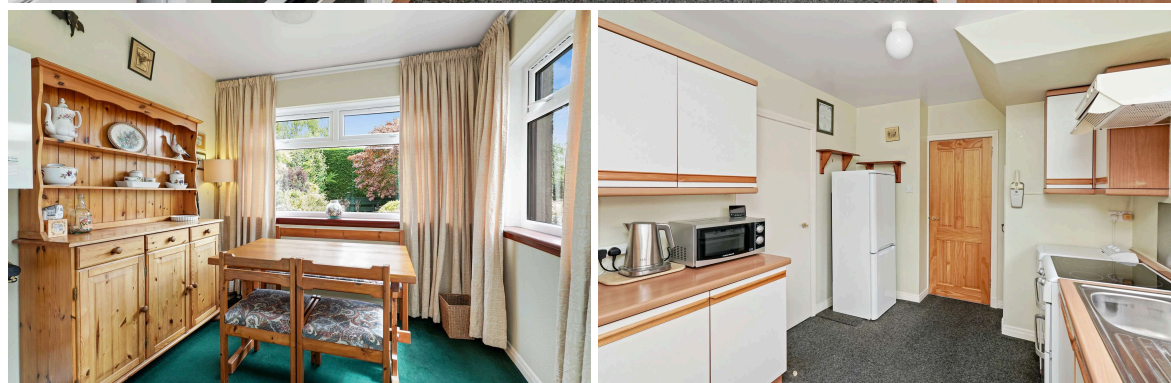




8 Swanston Place
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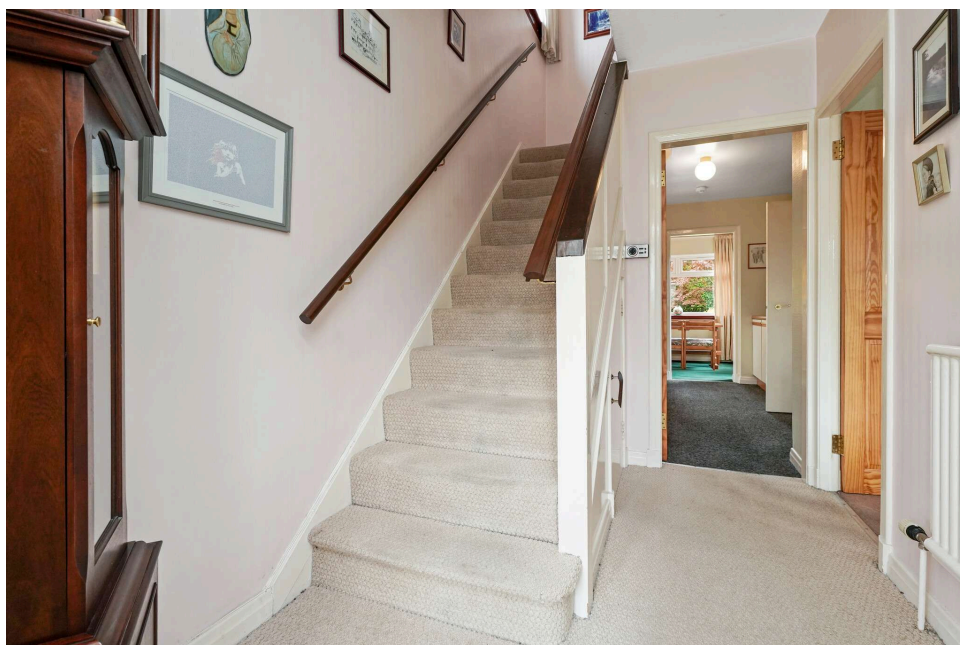
Well-presented three-bedroom detached home with stunning views over the Pentlands, occupying a prime location on a popular development whilst being within easy reach of the City Bypass and the City Centre. This would make an excellent home for a couple, or young family and early viewing is highly recommended to appreciate what is on offer.

The accommodation comprises an entrance hall, spacious living room featuring a fireplace, a study/dining room, further breakfast/dining room and the fitted kitchen with fridge/freezer, electric hob and oven. Upstairs there are three well-proportioned bedrooms, all with built in storage and two with stunning views of the Pentlands. Completing the accommodation is the shower room with walk-in shower and a WC.

The property also benefits from a front driveway giving off street parking, a garage, front and rear gardens made up of lawn, a patio, green house and outside tap.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





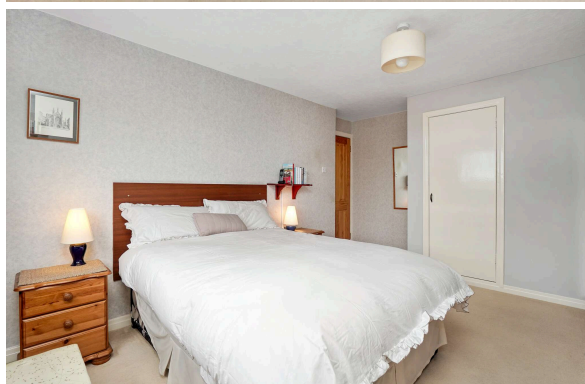
- Three-Bedroom Detached home with views of the Pentlands
- Living room with fireplace
- Fitted Kitchen
- Two further reception rooms
- Three bedrooms with built in storage and two with views of the Pentlands
- Shower room
- Double glazing and gas central heating
- Private gardens front and rear
- Floored Attic
- Garage and Driveway

Council Tax F and Energy Rating D

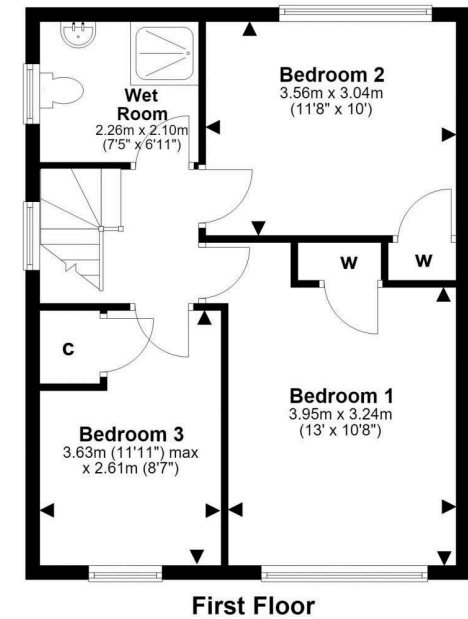
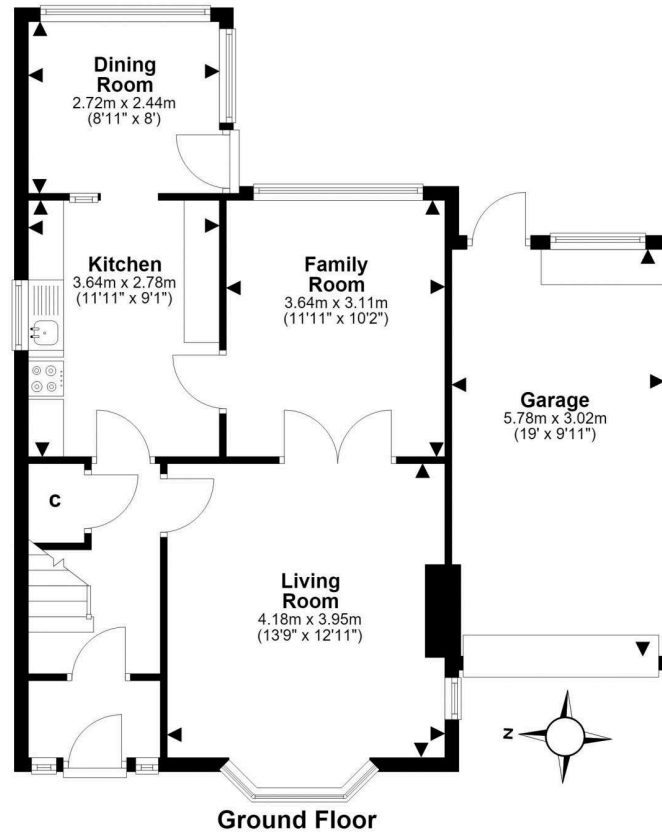
All fixtures, fittings, and furniture will be included in the sale, with the exception of the three main pieces in Bedroom 1 and the chair in the Living Room.



The subjects are located in the highly regarded Swanston area of Edinburgh, which lies to the south of the city centre. The property is well positioned to take advantage of an excellent range of shopping outlets with a more comprehensive range of facilities to be found in Morningside which is just a little further afield. In addition, easy access is available to golf courses and Hillend Ski Centre. Schooling is well represented from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach.







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.