










Offers Over
£445,000

12 Swanston Place

Fairmilehead | Edinburgh | EH10 7DD

A fantastic opportunity has arisen to purchase this detached villa with private gardens, driveway and garage, occupying a desirable and established residential street, boasting lovely hillside views and excellent sized accommodation. The property would now benefit from a degree of modernisation and offers a superb opportunity to create a fine home within easy reach of the city centre, schooling and local amenities.

-  3 Bedrooms
-  3 Public rooms
-  1 Bathroom
-  Driveway and Garage
-  Private front and rear gardens
-  EPC rating – D
-  Council tax band - F



Description

In brief the accommodation comprises entrance vestibule leading to welcoming reception hallway, generously proportioned and bright bay-windowed lounge offering pleasant views, double doors to light and airy dining room, stylish fitted kitchen, well proportioned conservatory with door providing direct access to the rear, useful utility room with door to rear, fantastic sized principal bedroom with bay-window and fitted storage, two further well proportioned bedrooms and family bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated oven/hob, integrated fridge/freezer, washing machine and dishwasher.

Gardens, Garage & Driveway

A real feature of this property is the beautifully maintained private gardens to the front and rear of the property offering lovely views. To the rear, the garden is mainly laid to lawn and offers a high degree of privacy. A driveway can be found to the side which lead to the single garage.

Viewing

By appointment through Neilsons (0131 625 2222).





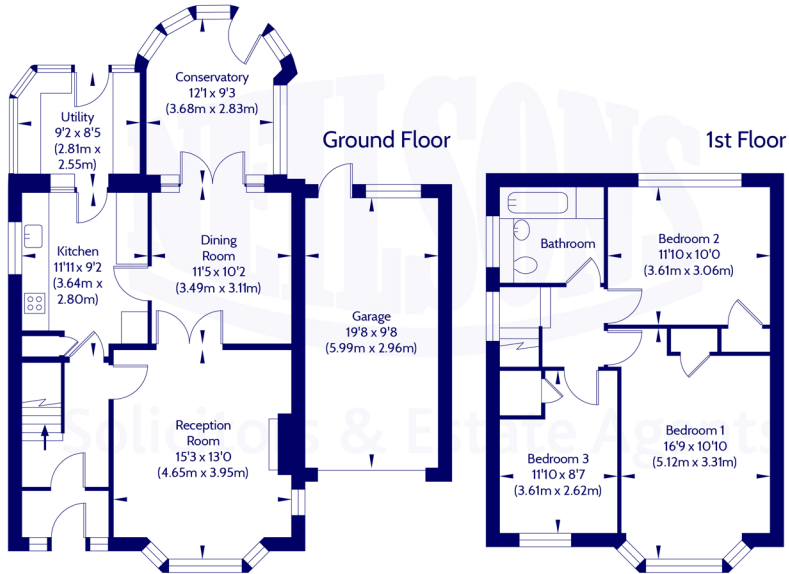
Location

The reputable suburb of Fairmilehead lies to the south of Edinburgh city centre and has long been established as a popular location for families with highly regarded local schools and excellent transport links. Recreational facilities in the area abound with the Pentland Hills Regional Park offering a variety of outdoor pursuits along with Hillend Ski Centre. The Mortonhall Estate offers delightful woodland walks along with an excellent countryside pub/restaurant. Morrisons and Tesco Supermarkets are available within a short drive with nearby Morningside offering a wide selection of highly regarded independent shops and stores. Regular local bus services offer swift access to the city and surrounding areas and by car the city bypass is close at hand connecting quickly to Edinburgh International Airport and the central motorway network





Approx. Gross Internal Floor Area 114 Sq M / 1228 SqFt.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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