



# 52 HOWE PARK

Swanston, Edinburgh, EH10 7HG



2

Public Room



3

Bedrooms



1

Bathroom



## 52 HOWE PARK

This spacious three-bedroom family home enjoys a tranquil residential setting on the southern fringes of Edinburgh, boasting stunning views towards the Pentland Hills and lying just a 20-minute commute from the city centre, with convenient proximity to the City Bypass. The modern semi-detached house is presented in tasteful neutral tones and benefits from a desirable south-facing rear aspect, enjoyed from the interconnected living/dining room, conservatory, and well-appointed kitchen, as well as the attractive enclosed rear garden, which features a summer house and shed. A further garden lies to the front, alongside a generous private driveway providing ample off-street parking.





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RATING

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COUNCIL  
TAX BAND

**VIEWING**  
By appointment only  
with Gilson Gray on  
**0131 516 5366**

## Features

- Tranquil setting with Pentland Hill views
- Tasteful neutral interiors with a south-facing rear aspect
- Spacious semi-detached family home
- Entrance hall
- Generous living/dining room connected to:
- Multi-use conservatory
- Stylish, well-appointed kitchen with access to the reception space and garden
- Two double bedrooms with fitted storage
- One well-proportioned single bedroom
- Bright bathroom with shower-over-bath
- Attractive gardens, secure to the rear with a summer house and shed
- Generous private driveway







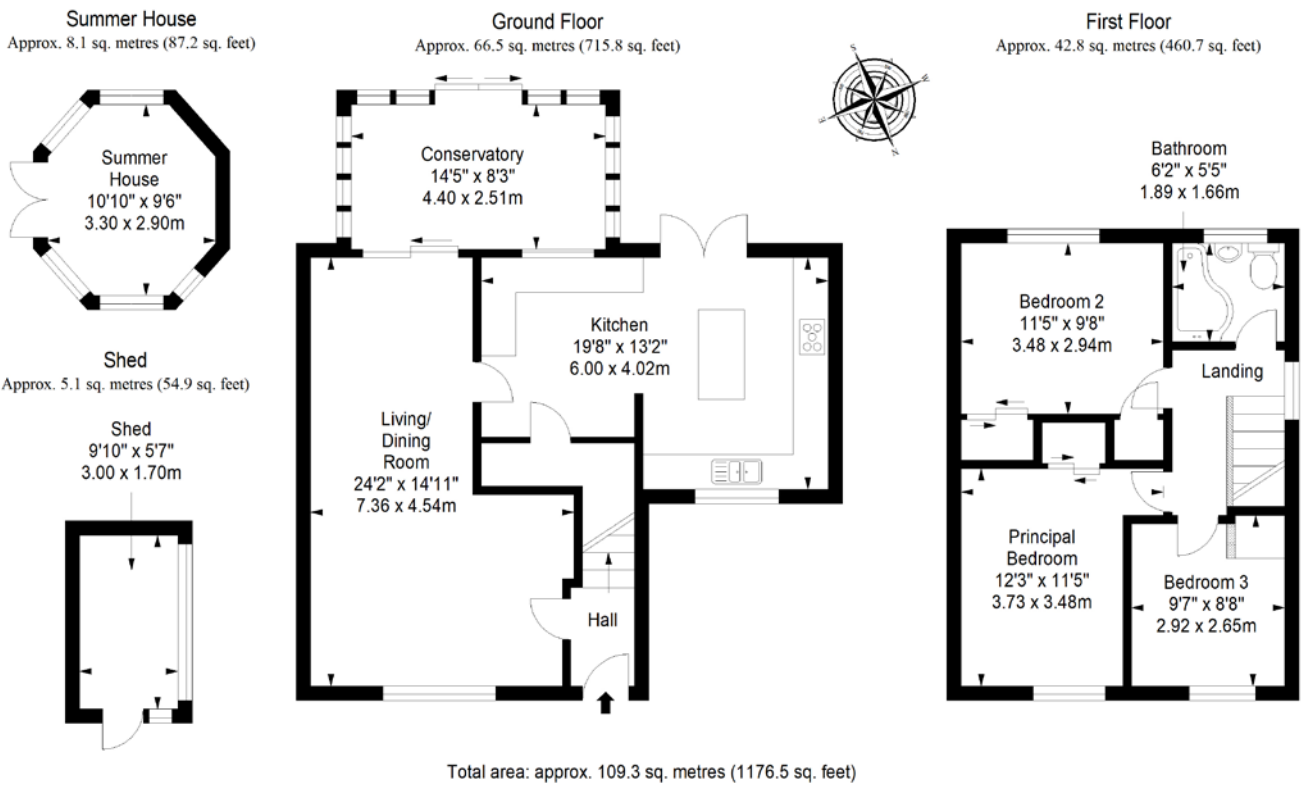


Extras: All fitted floor coverings, window coverings, and light fittings are included in the sale.



# SWANSTON, EDINBURGH

Swanston is an established residential area situated just a few miles south of Edinburgh city centre. The area benefits from good local amenities in the vicinity, including shops, a bank, and a Post Office, while larger supermarkets can be found a short drive away. Fairmilehead and Colinton Mains Public Parks are both nearby and offer lovely green areas for walking or picnics. The Pentland Hills, located less than a mile away, offer a snowsports centre, outstanding walking and cycling trails, and pony trekking. For the golf enthusiast, there are a number of courses in the area, including Swanston Golf Club, Mortonhall Golf Club, and Baberton Golf Club. Swanston falls within the catchment area for the highly regarded primary and secondary schools. It is also well located for access to Napier University and the prestigious George Watson's and George Heriot's schools. The area enjoys a good public transport system with regular buses to the city centre, and with the close proximity of the City Bypass, commuting by car couldn't be easier.



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