



9 Swanston Village  
Swanston, Edinburgh, EH10 7DT

CALL US ON 0131 447 4747

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- Reception hall with storage
- Access to partially floored attic via Ramsay ladder
- Attractive living room/dining with dual aspect & feature wood burning stove.
- Contemporary fitted kitchen with appliances & access to rear garden.
- Well presented & generously proportioned double bedroom with fitted wardrobes.
- Second double bedroom.
- Beautifully presented bathroom with shower.
- Garden room/home office located in rear garden.
- Secluded & extensive garden to the rear with gate to rear to countryside walks.
- Gas central heating.
- Many original features.
- External lock up storage cupboard.
- Resident's parking.



## GENERAL DESCRIPTION

A stunning thatched roof cottage situated within an idyllic location in the highly desirable Swanston district of the city, perfectly positioned for access into Edinburgh City Centre and also a plethora of local amenities. Set within a picturesque setting with walks in the hills and countryside on your doorstep, the property would be suitable for a wide range of buyers in particular the lovers of the great outdoors. The property is brought to market in move-in condition and boasts a secluded, extensive and attractive garden to the rear which includes a garden room/home office. Full of character and charm.

COUNCIL TAX BAND

E.

TRAIN STATION

APPROXIMATELY 3 MILES TO SLATEFORD TRAIN STATION.

AIRPORT

APPROXIMATELY 4.8 MILES TO HAYMARKET TRAIN STATION

BUSES

APPROXIMATELY 9.1 MILES TO EDINBURGH AIRPORT.  
WITHIN 800 METRES.

## LOCATION

The delightful Swanston Village, in Swanston, at the foot of the Pentland Hills, is an area of special historic and architectural character. The conservation village lies just beyond the bypass, yet well within the city limits, and commands breathtaking views across the capital towards the Firth of Forth and the East Lothian coastline. The village has links to Edinburgh-born novelist Robert Louis Stevenson, who spent many summers at Swanston Cottage in his late teens and early twenties, and draws on fond memories of the place in many of his works. Set against the 10,000-hectare Pentland Hills Regional Park, village residents enjoy a unique bond with the natural landscape and more than 100km of signposted walking and cycling routes practically on their doorstep. There are also fantastic on-site facilities to choose from including Swanston Livery for equestrian activities, Swanston Golf Club and Swanston Brasserie. Despite its remote ambience, the village is a mere five-minute drive from Edinburgh City Bypass, and a twenty-minute drive into Edinburgh City Centre. Residents are also just a short walk or cycle from the nearest bus stop on Oxfgangs Road, for swift commuting into the city centre and direct links to Edinburgh International Airport. Swanston Village falls within the catchment area for Pentland Primary School and Firrhill High School, and residents are served by excellent local amenities nearby including a Morrisons supermarket.

**EXTRAS: ALL FITTED FLOOR COVERINGS, CURTAIN POLES, LIGHT FITTINGS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, DOUBLE OVEN, FRIDGE, FREEZER AND AUTOMATIC WASHING MACHINE. THE GARDEN FURNITURE AND SOFA IN THE LIVING ROOM MAY BE AVAILABLE FOR NEGOTIATION.**

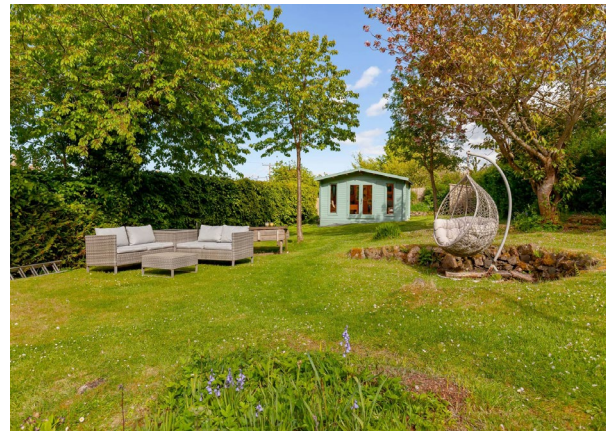
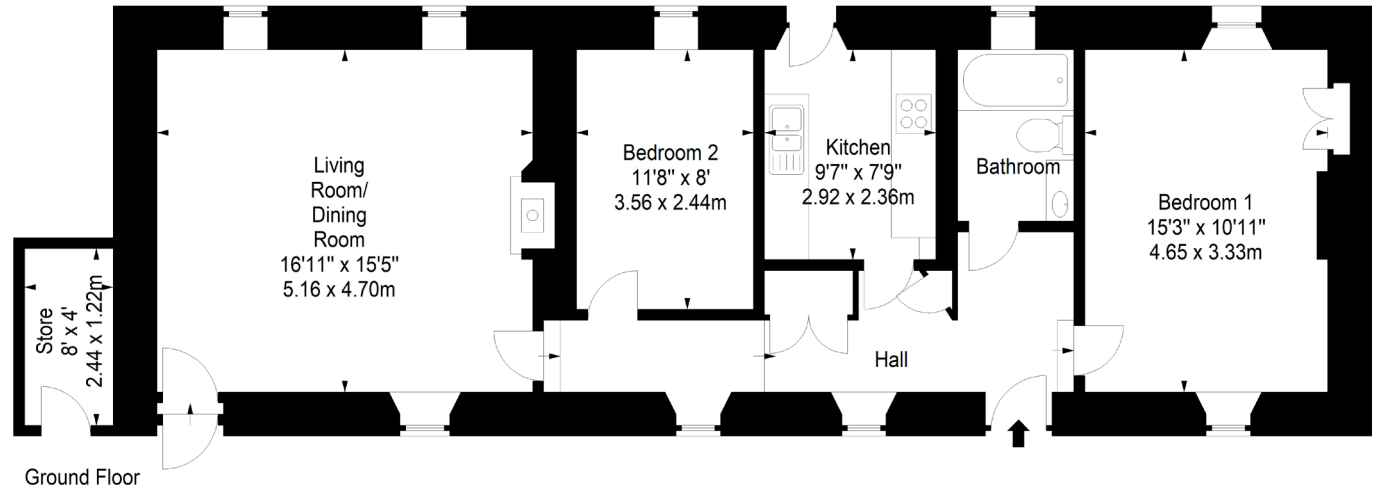
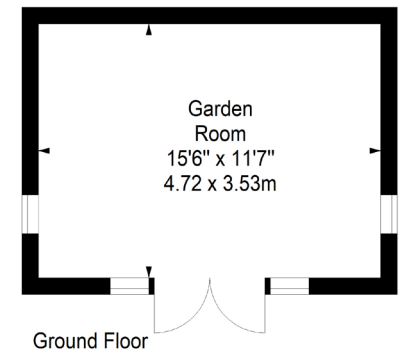




**Swanston Village,  
Edinburgh,  
Midlothian, EH10 7DT**



Approx. Gross Internal Area  
839 Sq Ft - 77.94 Sq M  
Garden Room & Store  
Approx. Gross Internal Area  
210 Sq Ft - 19.51 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026



**ENERGY PERFORMANCE  
CERTIFICATE RATING D**

**NOTE:** The Thatched roof and ridge for the property is eligible for a 50% grant from the Historic Environment Scotland to pay for any replacement.

76 - 80 Morningside Road, Edinburgh, EH10 4BY  
T: 0131 447 4747

**WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://GILLESPIEMACANDREW.CO.UK/PROPERTIES)**

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.