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Offers Over

£450,000

19 Swanston Place

Fairmilehead | Edinburgh | EH10 7DD

Wonderful opportunity to acquire this detached three-bedroom bungalow, occupying a desirable and established residential street and enjoying lovely views towards the Pentland Hills. Boasting generous accommodation, private gardens, and a garage, the property offers superb potential for buyers to create a fantastic home tailored to their own taste and requirements. Conveniently positioned within easy reach of excellent local amenities, reputable schooling, transport links and the city centre, the property is sure to appeal to a variety of purchasers including families and those looking for single-level living.

 3 bedrooms

 2 public rooms

 1 bathroom

 Private gardens

 Garage & driveway

 EPC Band - C

 Council Tax Band - F



Description

The accommodation begins with a welcoming entrance hallway, benefiting from a useful storage cupboard and access to the mostly floored attic via a Ramsay ladder. The bright and airy lounge enjoys a peaceful rear-facing aspect and provides a comfortable space for relaxing. The spacious dining room offers ample room for a large dining table and chairs, creating a great setting for family meals and entertaining, before flowing through to the kitchen. The kitchen enjoys stunning views towards the iconic Pentland Hills and is fitted with a range of integrated and freestanding white goods, together with partial wall tiling to the splash areas. Bedroom one is a good-sized double with a front-facing aspect and wall-to-wall fitted wardrobes, while bedroom two is another comfortable double, also enjoying a front-facing outlook and benefiting from a useful double cupboard. Both rooms offer ample space for additional freestanding furniture and a variety of layouts. Bedroom three is a flexible single room with a side-facing aspect and double cupboard, lending itself well to use as a child's bedroom, nursery or home study. Completing the internal accommodation is the bathroom, fitted with a shower over the bath, partial wall tiling and heated towel rail.

Further benefits include a new boiler installed in 2026, gas central heating, double glazing and a security alarm system.



Gardens & Parking

Externally, the property enjoys a mature front garden and a private rear garden featuring a slabbed patio, lawn, mature planting and a further monoblock patio area. The garden also enjoys superb Pentland Hills views and benefits from a side access gate and outdoor tap. A driveway provides off-street parking for two to three cars and leads to the single garage, fitted with an electric door and useful workbench.

Extras

Selected fixtures and fittings, including; integrated electric hob, double oven, and dishwasher, freestanding fridge-freezer, washing machine, and dryer, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

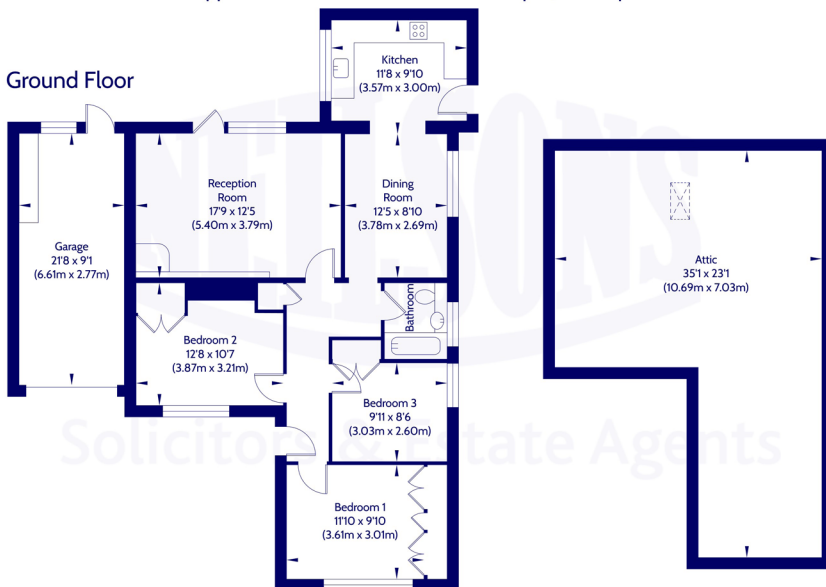
The reputable suburb of Fairmilehead lies to the south of Edinburgh city centre and has long been established as a popular location for families with highly regarded local schools and excellent transport links. Recreational facilities in the area abound with the Pentland Hills Regional Park offering 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 90 Sq M / 972 Sq Ft.

Ground Floor



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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