



86 Swanston Muir  
SWANSTON | EDINBURGH | EH10 7HS

  
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Well presented semi-detached villa set on a quiet, leafy street in the heart of Swanston with fabulous views over to the Pentland Hills and Hillend to the rear, moments from excellent local amenities, quick transport links and vast open green spaces. Boasting a remote control entry garage and driveway, and private gardens. This property would make an ideal buy in a highly sought-after location.

The accommodation comprises a bright dual aspect lounge with generous dining space and picture window to the rear and kitchen with ample floor and wall units and garden access. The upper level enjoys three bedrooms - a large double, a small double and single bedroom/study. The accommodation is completed by a shower room with electric shower cubicle and vanity sink unit. Externally the fully enclosed rear garden is laid to lawn and artificial lawn with a patio area and side access to the garage.

- Sought after, well-connected location
- Pentland and Hillend views
- Bright living/dining room with picture window to rear
- Kitchen with garden access
- Three bedrooms
- Shower room
- Gas central heating and double glazing
- Private front and rear gardens
- Remote control access garage
- Driveway

Council tax E, energy rating C

Factor fee - Tryst Estate Local Residents Association £35 annually

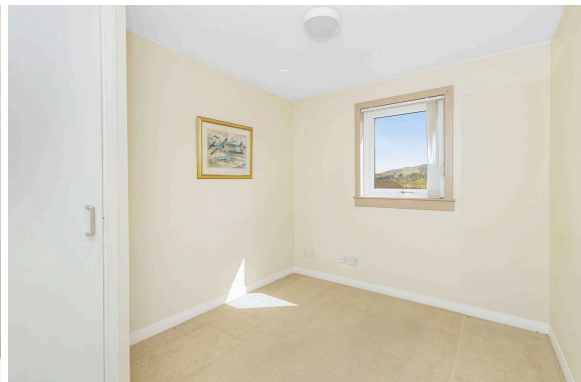


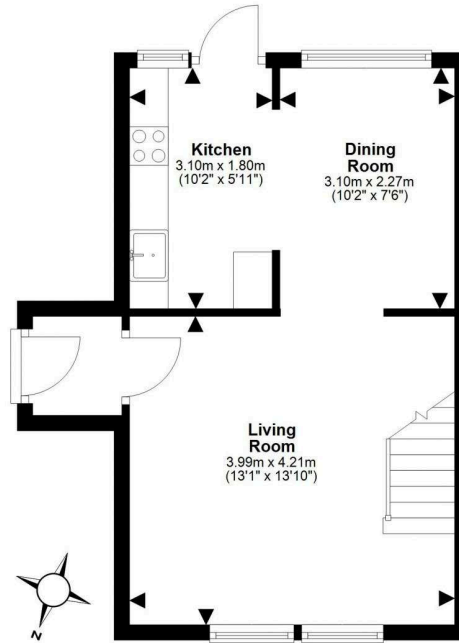
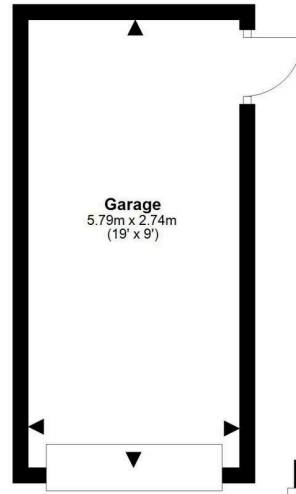
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



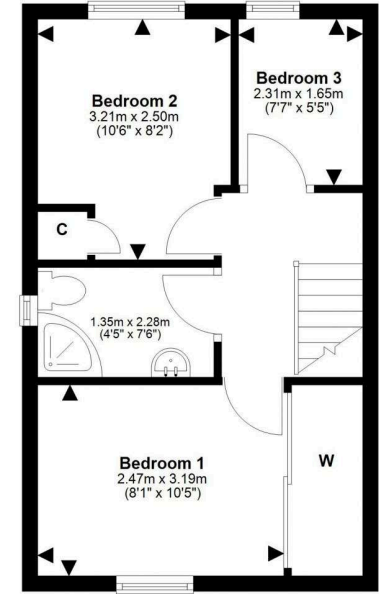
The subjects are located in the highly regarded Swanston area of Edinburgh, which lies to the south of the city centre. The property is well positioned to take advantage of a range of amenities including Morrison's, Aldi's and a Petrol Station, with a more comprehensive range of facilities to be found in Morningside, which is just a little further afield. In addition, there's easy access to golf courses, Hillend Ski Centre and the green expanse of the Pentland Hills for scenic walks and cycle rides. An efficient public transport network operates to other parts of the city and the city bypass and main motorway networks are close at hand for travelling outwith Edinburgh and to the Airport.

Bed in main bedroom, blinds/curtains and all kitchen appliances including washing machine, dishwasher are included in the sale of this property.





**Ground Floor**



**First Floor**

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.