



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**WATERMANS COTTAGE,**  
107 Swanston Road, Swanston, EH10 7DS





With a desirable location at the foot of the Pentland Hills, this traditional detached cottage (dating from c1760) in the village of Swanston offers a picturesque and peaceful setting surrounded by open countryside and rolling hills. It is also just 25 minutes by car from Edinburgh city centre for added convenience. The charming home features spacious rooms that are decorated in light tones; plus, it has a private garden to the front and rear and an allocated private parking space. The property would now benefit from a degree of modernisation, but retains a wealth of period features.

Extras: a fridge/freezer, a washing machine, and a traditional wood-burning stove cooker to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

## FEATURES

- A charming detached cottage
- In the Swanston conservation area
- Naturally-lit entrance hall
- Living room with a multi-fuel stove
- Large, dual-aspect dining kitchen
- Two double bedrooms with wardrobes
- Bright three-piece bathroom and a WC
- Attic (with pull-down ladder) for storage
- Three outhouses, a store, and a wood store
- Private front and rear gardens
- Allocated private parking space
- Installed with a solar-panelled roof
- Cosy wood burning stove in sitting room
- Double glazing in most windows
- EPC Rating: F
- Council Tax Band: D





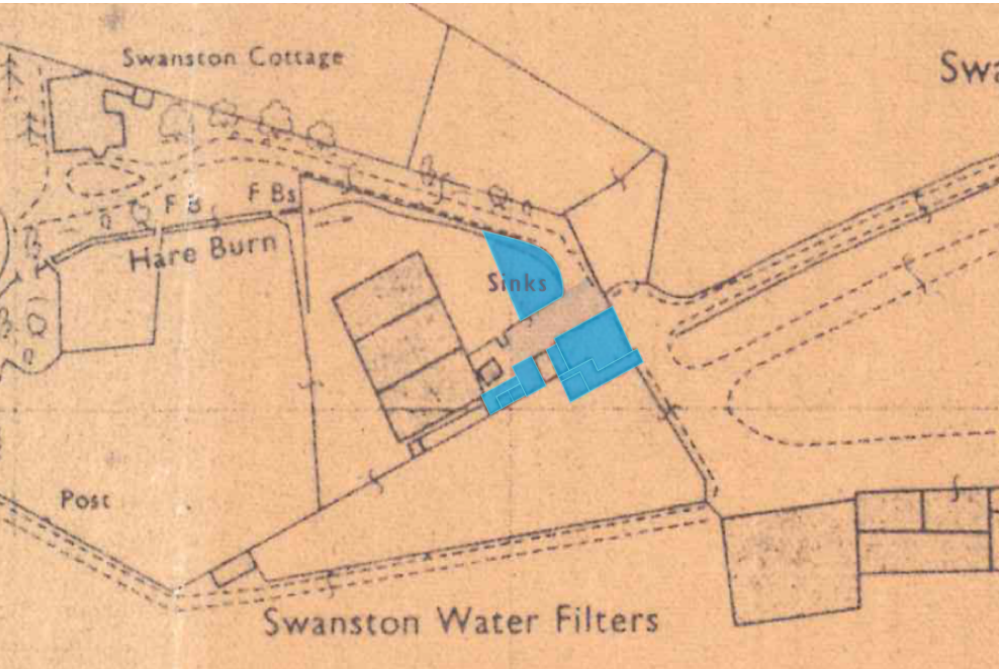








"A CHARMING TWO-BEDROOM DETACHED COTTAGE OFFERING A PEACEFUL LIFESTYLE IN THE PICTURESQUE VILLAGE OF SWANSTON"







EPC RATING:



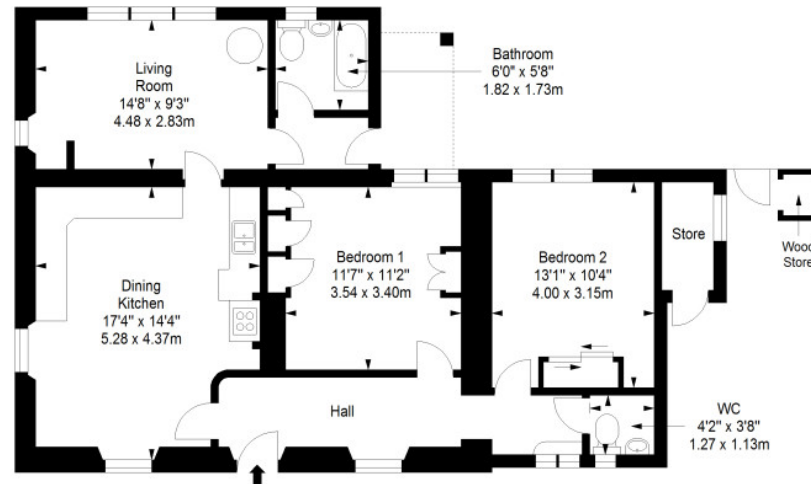
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

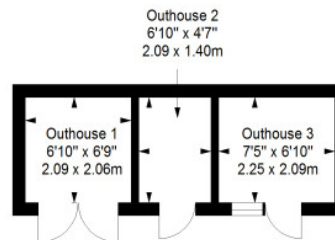
### Ground Floor

Approx. 86.0 sq. metres (925.7 sq. feet)



### Outhouses

Approx. 12.3 sq. metres (132.4 sq. feet)



Total area: approx. 98.3 sq. metres (1058.1 sq. feet)



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## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



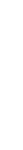
## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



## DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000



## BORDERS

01890 880 008



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