



GILSON GRAY

LAW • PROPERTY • FINANCE

19 AUCHINGANE, SWANSTON

Edinburgh, EH10 7HU



Quietly located at the foot of the Pentland Hills, with scenic views enjoyed from its south-facing enclosed garden, this modern detached house (with garage and driveway parking) lies less than five miles from central Edinburgh and close to the city bypass for swift travel further afield. The spacious and versatile interiors feature three double bedrooms with storage, a principal en-suite shower room, a family bathroom, a WC cloakroom, two reception rooms, a south-facing sunroom, and a kitchen with garden access.

Extras: All fitted floor and window coverings and light fittings are included.



FEATURES

- Quiet setting beside the Pentland Hills
- Internal updating opportunities
- Spacious modern detached house
- Bright entrance hall with storage and WC
- Living room adjoined by a south-facing sunroom with garden access
- Multi-purpose dining room
- Bright kitchen with garden access
- Principal suite with storage and shower room
- Two further double bedrooms with storage
- Bright bathroom with shower-over-bath
- South-facing gardens with hill views, enclosed with two sheds to the rear
- Attached garage and private driveway
- Gas central heating and double glazing







"A SUBURBAN FAMILY HOME
WITH GARAGE PARKING AND
AN ENCLOSED
SOUTH-FACING GARDEN
ENJOYING A SCENIC
PENTLAND HILLS OUTLOOK."





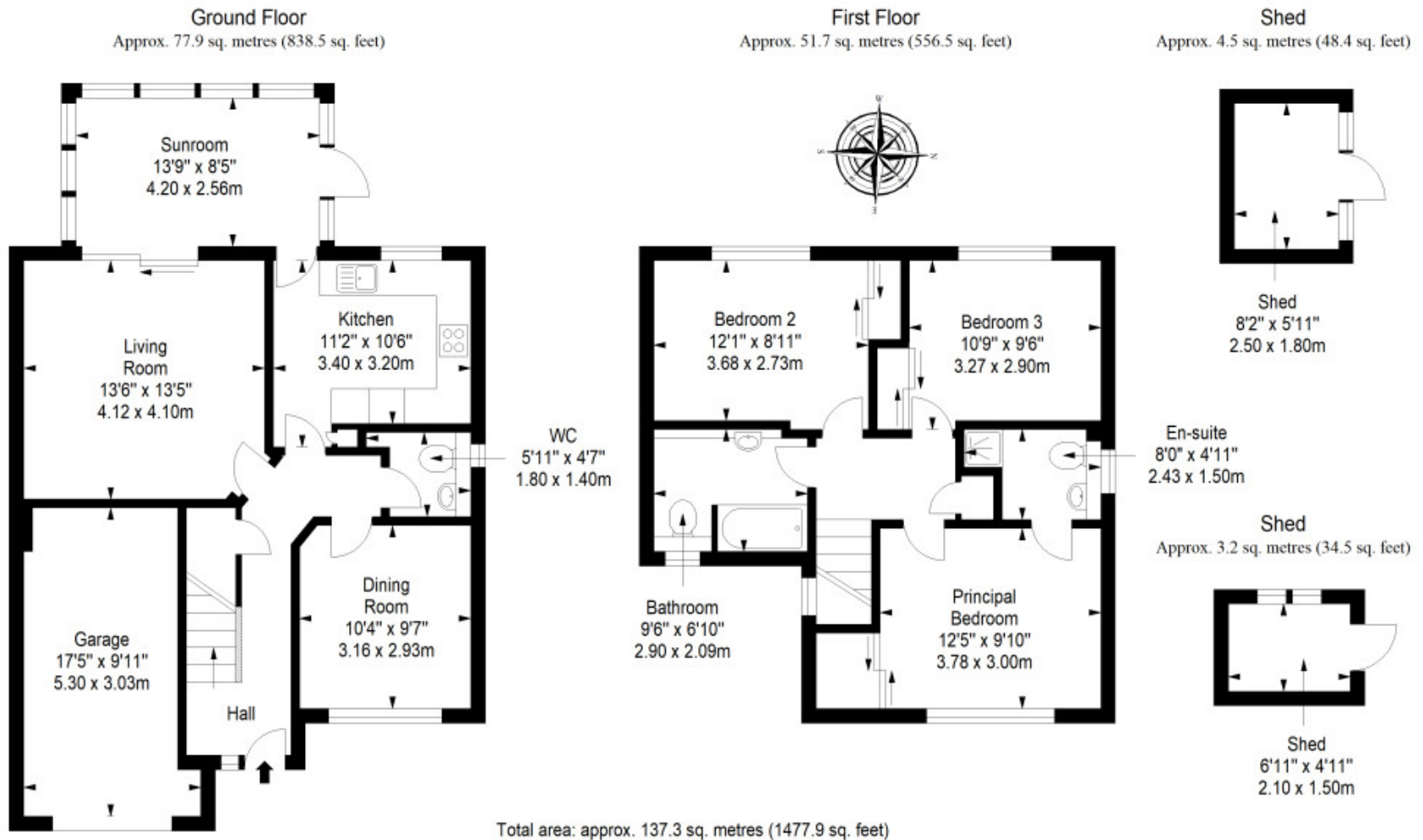
EPC RATING:



COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366





GILSONGRAY.CO.UK

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



@gilsongrayprop gilson gray property gilson gray property @gilsongrayprop

rightmove Zoopla.co.uk OnTheMarket

These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. 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.