

ALLINGHAM&CO

traditional values | modern practice

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espc

42 Swanston Muir, Edinburgh, EH10 7HS
1 RECEPTION | 2 BEDROOMS | 1 BATHROOM | EPC: C

Location

This two bedroomed, mid terraced house is situated in Swanston at the foot of the majestic Pentland Hills and lies approximately four miles south of Edinburgh city centre. This popular residential area offers tranquil suburban living within easy reach of Edinburgh's major business hubs, amenities and attractions.

Local amenities include Morrisons Aldi, a public library and Community Centre while more extensive retail outlets can be found at Straiton Retail Park just a short drive away. Nearby Morningside boasts a vibrant high street brimming with independent retailers, thriving cafes and eateries, and a Waitrose supermarket.

Situated adjacent to the sought-after green belt, the property is ideally located for outdoor enthusiasts with access to a wide selection of leisure pursuits including walking, cycling and dry slope skiing in the Pentland Hills and golfing at Swanston, Mortonhall and Braid Hills golf courses.

There are excellent local schools from nursery to secondary level in the area and the property is close to some of Edinburgh's finest independent schools including George Watson's College and Merchiston Castle School. For further education, Napier and Heriot Watt Universities are nearby.

Several bus routes run into the city centre and beyond and the property is also conveniently situated for access to the City Bypass, Edinburgh Airport, the M8/M9 and the Queensferry Crossing.

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.





Accommodation

Entrance vestibule

Kitchen with cooker, dishwasher, fridge freezer and washing machine: these items are believed to be in good working order though their condition is not warranted

Living room

Two bedrooms with built in wardrobes

Shower room with wash basin and WC

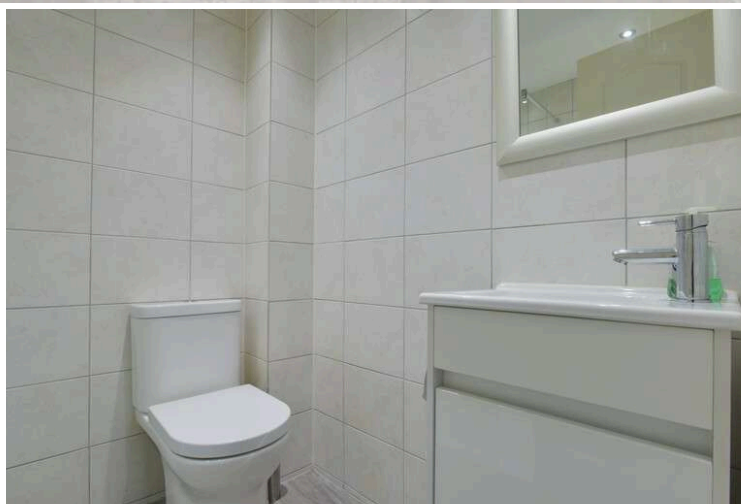
Additional features

Gas central heating

Double glazing

Private gardens to front and rear

Driveway



Home Report

Please visit: www.allingham.co.uk or www.espc.com

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ALLINGHAM & CO OFFICES

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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC

