




McEwan Fraser Legal

Solicitors & Estate Agents

0131 524 9797 // THIS PROPERTY IS SUBJECT TO A BUYER'S PREMIUM

7 Swanston Loan

EDINBURGH, EH10 7EH

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Fairmilehead is a peaceful residential area situated on the south side of Edinburgh. The fact that the property is situated below the Pentland hills means this property has panoramic views over open countryside. As well as useful local shops, a Morrisons Superstore is situated close to the property and this will be the preferred choice of many, the store being more than capable of providing for virtually every possible daily requirement.

However, should more extensive facilities be required it is a relatively simple matter to travel down to Morningside, either by car or by one of the many and frequent bus services that travel down Comiston Road. Morningside is considered to be one of the cities best served suburban areas, where there is a wide choice of bars, cafes, restaurants, banking, building society and post office services.

From Fairmilehead the trip to the city centre is a journey of approximately four miles. By bus, this trip generally takes about twenty minutes via Morningside, Bruntsfield, Tollcross, Lothian Road and the West End. The proximity to the City Bypass gives this area a considerable advantage in terms of commuting and the property may be suitable for anyone required to travel perhaps in connection with their occupation.

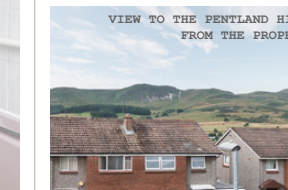
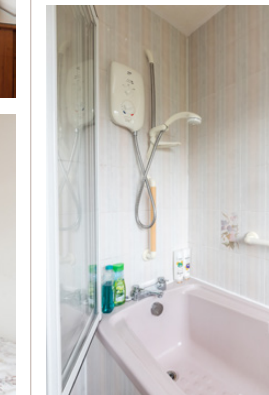
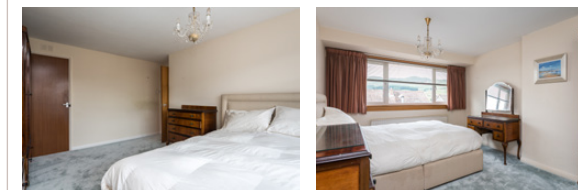
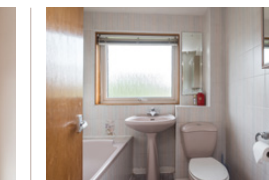
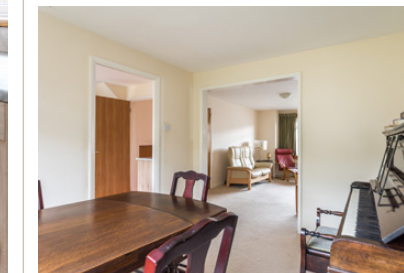
This property is subject to a buyer's premium.

McEwan Fraser Legal is delighted to bring to the

market this desirable, fully furnished three-bedroom semi-detached house, with scope to provide a wonderfully spacious, comfortable and well-presented family accommodation whilst offering particularly glorious views of the Pentland hills.

The property sits on a generous plot of land with private gardens to the front, side and to the rear. There is a private driveway to the side and plenty of off-street parking also available. With scope for a cosmetic upgrade, the accommodation comprises of an entrance, hall, stairway and access to all rooms. A full-length lounge with the dining room is flooded with natural light thanks to large windows to the front and rear of the property and provides plenty of room for furniture configurations. The modern fully equipped kitchen is fitted with a range of floor and wall mounted units providing ample worktop space for the aspiring chef as well as door access to the rear garden.

On the first floor, there are three good sized bedrooms all with built-in storage and space for free-standing furniture, the two bedrooms to the front offer fantastic views of the Pentland Hills as a welcomed addition. A three-piece white suite bathroom with shower over the bath completes the rooms. Further benefits include the double glazed windows and gas central heating, this should ensure a warm yet cost effective living environment. This family home will appeal to a variety of buyers, therefore early viewing is highly recommended.



Specifications

& DETAILS



Approximate Dimensions (Taken from the widest point)

Lounge	4.61m (15'1") x 3.86m (12'8")
Dining Room	3.35m (11') x 3.01m (9'11")
Kitchen	3.34m (10'11") x 2.72m (8'11")
Bedroom 1	4.36m (14'4") x 3.76m (12'4")
Bedroom 2	3.76m (12'4") x 2.89m (9'6")
Bedroom 3	2.86m (9'4") max x 2.55m (8'4")
Bathroom	1.96m (6'5") x 1.91m (6'3")

Gross internal floor area (m²): 97m² | EPC Rating: D

Buyer's Premium Value: £4,500

Extras (Included in the sale): All fitted fixtures, fittings, floor coverings, white goods, beds, sofa, all chairs, dining table, TV and all other free standing furnishings.

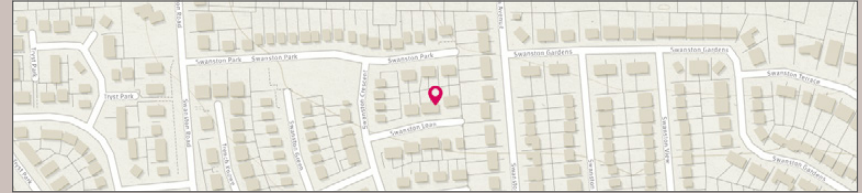


Image credit: <https://www.onhanceurvey.co.uk/omaps/>

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Text and description
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Surveyor



Professional photography
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Photographer



Layout graphics and design
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