

78 Swanston Muir

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Extended end terrace house offers superbly balanced living space with three public rooms



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McEwan Fraser is delighted to present this extended end terrace house to the market. The property offers a superbly balanced living space with three public rooms, a master bedroom with en-suite, three further bedrooms, a family bathroom and a generous kitchen. The property is presented to the market in excellent condition and further benefits from gas central heating, double glazing, and a generous enclosed rear garden.

THE LIVING ROOM



Entering the property, you find a welcoming hallway which is neutrally decorated and finished with wooden flooring. The accommodation on the ground floor is focused on a generous living room which is naturally bright and overlooks the front of the property. The living room enjoys ample floor space for a variety of different furniture configurations which will give the new owner plenty of scope to create their ideal entertaining space. A family room also overlooks the front garden and provides a cosier, less formal space that could readily be used as a home office if needed.

THE FAMILY ROOM



THE KITCHEN



Both the kitchen and dining room overlook the rear garden. The kitchen includes a full range of base and wall-mounted units, topped with contrasting work surfaces, and set against a tiled splash back. There is a range of integrated appliances including a five-ring gas hob, grill and oven. The kitchen has space for a breakfast table adjacent to French doors which open onto the rear garden. Completing the ground floor accommodation is a two-piece WC.



THE DINING ROOM





Climbing the stairs, the first-floor landing gives access to all four bedrooms, a family bathroom and a large loft for additional storage. Bedroom one is the obvious master bedroom and it benefits from excellent floor space, integrated wardrobes, and an attached en-suite shower room. The second, third, and fourth bedrooms are also practical doubles with three and four also having integrated wardrobes. Internal accommodation is completed by a generous family bathroom which is partially tiled and comprises a three-piece white suite with a shower over a bath.

THE BATHROOM



THE MASTER BEDROOM



BEDROOM 2



BEDROOM 3



BEDROOM 4



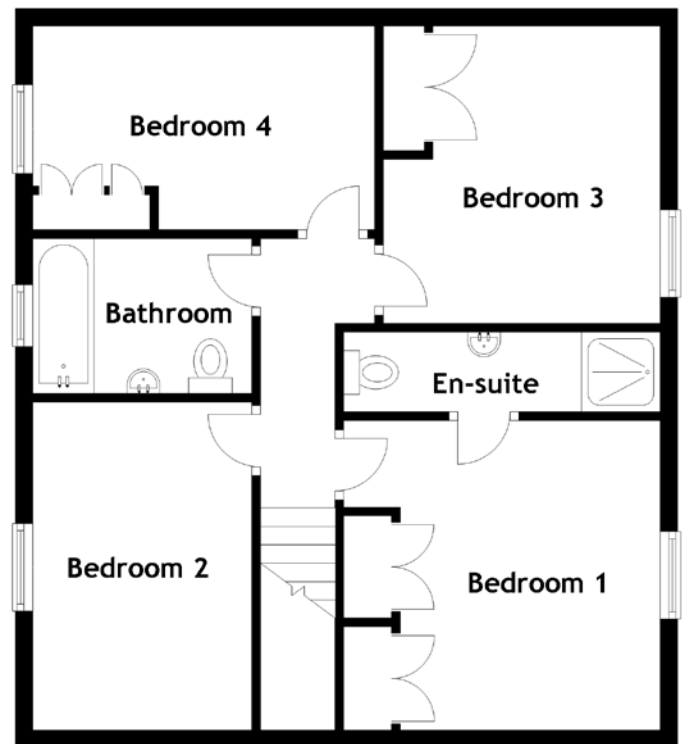
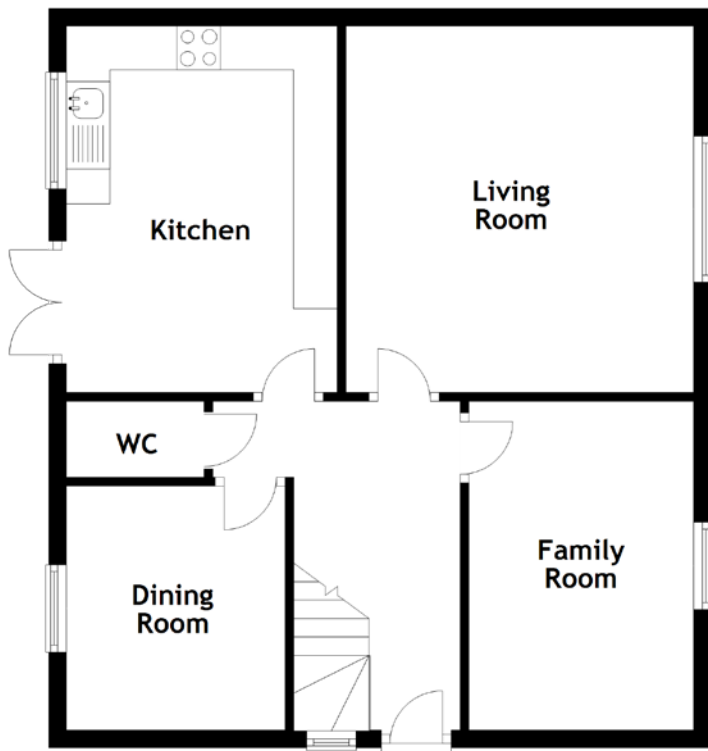
Externally, the property sits enjoys a private front garden which is laid to lawn. To the rear, there is a monobloc patio immediately adjacent to the property. Steps lead up to a manicured lawn and further decked area.

This is a very flexible property and internal viewing is highly recommended.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



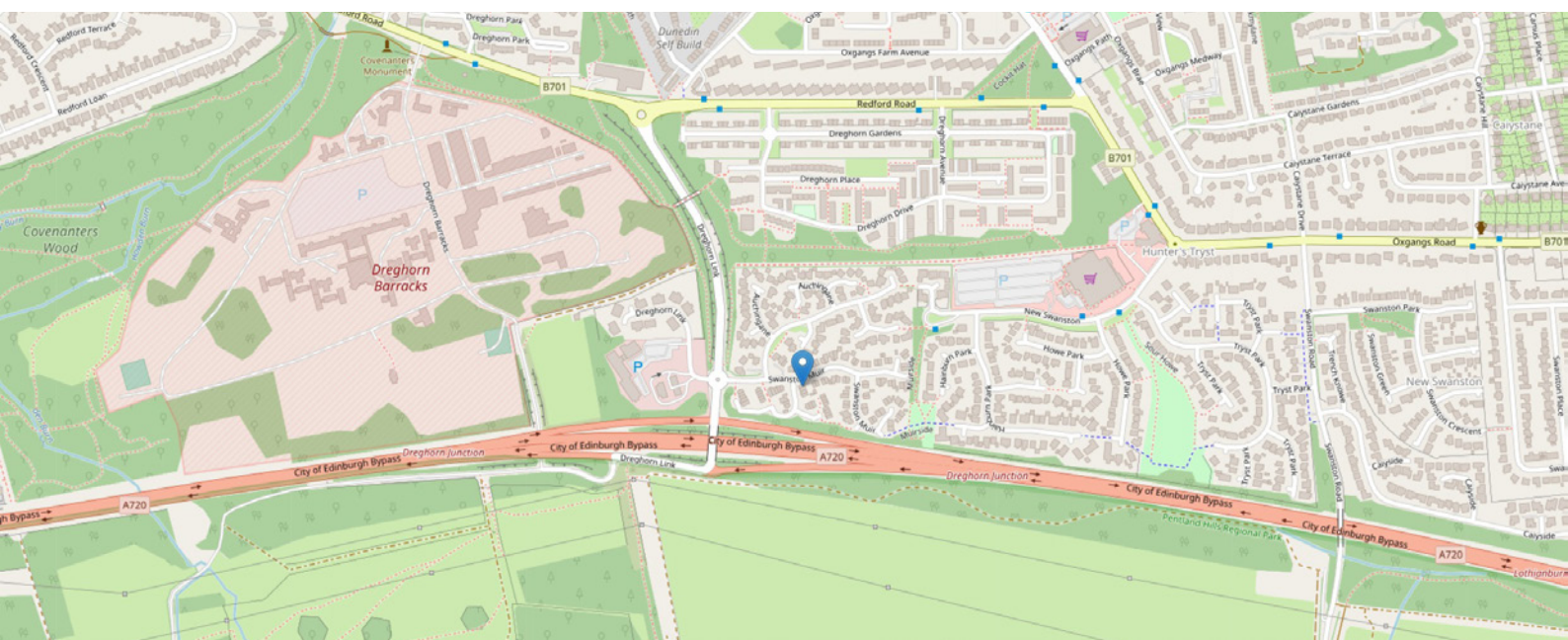
Approximate Dimensions (Taken from the widest point)

Living Room	4.19m (13'9") x 3.98m (13'1")
Family Room	3.76m (12'4") x 2.57m (8'5")
Kitchen	4.19m (13'9") x 3.10m (10'2")
Dining Room	2.79m (9'2") x 2.50m (8'3")
WC	1.60m (5'3") x 0.90m (2'11")
Bathroom	2.50m (8'3") x 1.77m (5'10")

Bedroom 1	3.75m (12'4") x 3.59m (11'9")
En-suite	3.53m (11'7") x 0.91m (3")
Bedroom 2	3.75m (12'4") x 2.50m (8'3")
Bedroom 3	3.40m (11'2") x 3.17m (10'5")
Bedroom 4	3.91m (12'10") x 2.31m (7'7")

Gross internal floor area (m²): 123m²
EPC Rating: C

VIRTUAL TOUR



THE LOCATION

The property is located within the ever-popular Swanston area of Edinburgh approx. 3 miles south of the City Centre. The property is within easy reach of excellent amenities including 24-hour Tesco and Morrisons supermarkets with Straiton Retail Park a short drive away providing further excellent shopping requirements.





The property is conveniently close to the City of Edinburgh Bypass linking the M8/M9 motorway networks and provides easy access to Edinburgh Airport. A regular bus service provides quick and easy access into the City Centre and surrounding areas. Reputable schooling is available within the vicinity at all levels. Recreational facilities include Hillend Ski Slope, Pentland Hills providing excellent walking and cycle routes and Swanston Golf Course.



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**Part
Exchange
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