










Fixed Price

£650,000

5 Swanston Grove

Fairmilehead | Edinburgh | EH10 7BN

A substantial, extended detached villa with wonderful southerly views to the Pentland Hills offering generous and flexible family accommodation in a desirable location, close to excellent transport links, schools and amenities.

-  4 or 5 Double Bedrooms
-  4 Reception Rooms
-  2 Bathrooms
-  Front & Rear Gardens
-  Garage & Driveway
-  EPC Rating – C
-  Council Tax Band – G



Description

This larger than average detached house benefits from future-proof environmental credentials with an air-source heat pump, hybrid heating, solar panels and an EV charge point. Furthermore, planning permission is in place for a significant further extension to the property, as highlighted on our "proposed alternative layout" floorplan. The existing accommodation is in good decorative order and enjoys a flexible split-plan layout to the reception space, ideal for both family life and entertaining. The accommodation briefly comprises: entrance vestibule and hallway with storage and guest WC, large reception room with log burner and triple windows enjoying southerly views, sliding doors to the dining room creating a sociable connection also connecting to a large conservatory, modern fitted kitchen with integrated appliances and American style fridge freezer, flexible additional reception room with utility space, currently in use as a bedroom with en-suite shower room, home office/bedroom 5 to the front of the house enjoying a dual aspect. Stairs lead from the hallway to the bright upper landing with window to the front of the house and hatch to very large loft space which is predominantly floored and offers scope for conversion subject to the usual consents. There are four good sized bedrooms, with the principal bedroom and bedroom two having built-in wardrobes and impressive views. A family bathroom with white suite and over bath shower completes the internal accommodation.



Extras

The fitted floor coverings, curtains, blinds and light fittings are to be included in the sale, along with the white goods and hot tub.

Gardens & Garage

A particular feature of this home is the generous south facing garden with suntrap patio, lawn and mature flower and shrub borders enjoying views towards the Pentland Hills. A luxurious hot tub offers the perfect space to relax and unwind after a busy day and the patio offers the ideal spot for barbeques or al fresco dining during the warmer months. To the front, the house is set back from the street by a good sized front garden with monoblocked driveway to the side leading to the garage and workshop space which has a pedestrian door connecting to the garden.

Viewing

Please contact Neilsons on 0131 625 2222





Location

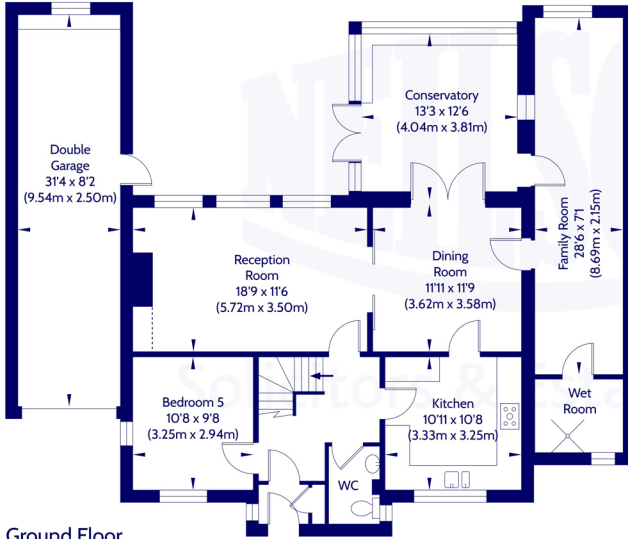
The reputable suburb of Fairmilehead lies to the south of Edinburgh city centre and has long been established as a popular location for families with highly regarded local schools and excellent transport links. Recreational facilities in the area abound with the Pentland Hills Regional Park offering a variety of outdoor pursuits along with Hillend Ski Centre. The Mortonhall Estate offers delightful woodland walks along with an excellent countryside pub/restaurant. Morrisons and Tesco Supermarkets are available within a short drive with nearby Morningside offering a wide selection of highly regarded independent shops and stores. Regular local bus services offer swift access to the city and surrounding areas and by car the city bypass is close at hand connecting quickly to Edinburgh International Airport and the central motorway network.



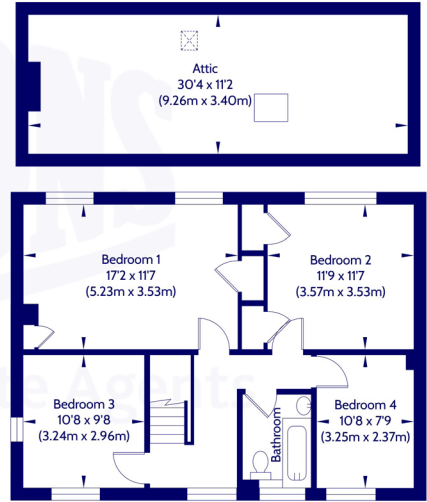
Approx. Internal Area 177.43 Sq M / 1910 Sq Ft.

Not to scale. For identification only.

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Ground Floor



First Floor

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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