



34 Hainburn Park, Swanston, Edinburgh, EH10 7HQ

Spacious & Well Presented, Two Bedroom, Detached Bungalow.

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Property Description

Spacious and beautifully presented, two-bedroom, detached bungalow, with a garage and private gardens. Set in a quiet residential cul-de-sac with views of the Pentland Hills, located in the sought-after Swanston area, to the south of Edinburgh city centre.

Comprises an entrance hall, living room, two bedrooms, kitchen and shower room.

Features include generously sized rooms, gas central heating, double glazing, TV and telephone points, and good integrated storage provision, including an attic and garage.

Externally the property benefits from established front and rear gardens, mostly laid to lawn, with a patio, timber shed, and a sizable private driveway to the side.

The entrance hall has carpeted flooring, two cupboards and serves each room in the property. The bright and spacious living room features fine views over the Pentland Hills, carpeting and a decorative modern fireplace.

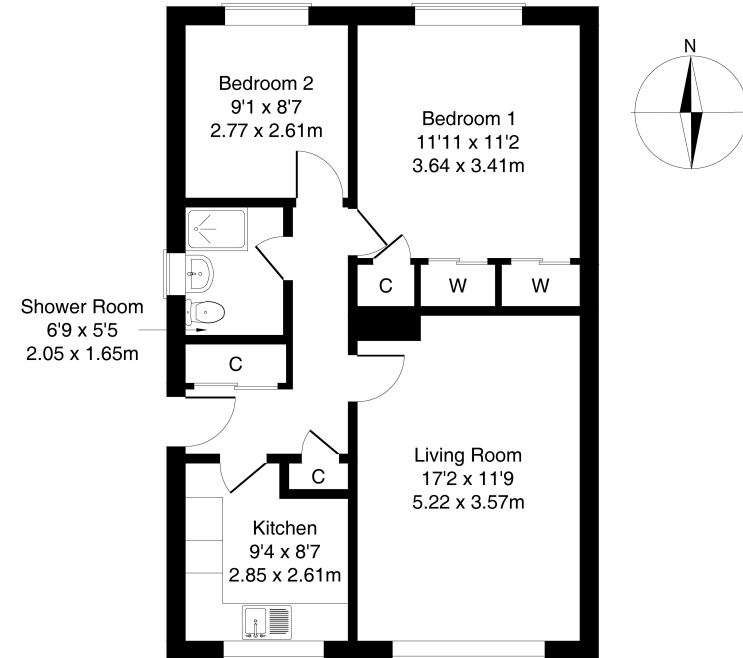
The kitchen is fitted with contemporary units, stone effect worktops, stainless steel sink, electric cooker, fridge/freezer and washing machine.

Set to the rear, bedroom one features carpeted flooring, a built-in cupboard and wardrobes, whilst bedroom two is also carpeted and may be used flexibly as a guest bedroom or office. Completing the accommodation, the shower room features a contemporary white two-piece suite with an electric shower and modern panel splash walls.

A 360 Virtual Tour is available online.

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Approximate Gross Internal Area: (678 sq ft - 63 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Swanston is a small village and residential area located to the south of Edinburgh centre adjacent to the Pentland Hills. The property is close to excellent bus services and good local shops, with Morrisons and Tesco supermarkets a short drive away, and Morningside & Colinton Village offering more variation of cafes, restaurants and amenities. The area is well-served in schooling from primary to secondary

levels. Leisure facilities are also well provided for by way of public parks, the Water of Leith Walkway through Colinton Dell, Craiglockhart Sports Centre, and Bonaly Country Park, with the Pentland Hills Regional Park and Hillend Ski Slope located just beyond, with numerous golf courses in the area, both within and outwith the city limits.





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