



Estate Agents and Solicitors

3 Swanston Muir, Edinburgh, EH10 7HT

Tastefully Presented Three-Bedroom Villa with a Garden & Parking Bay

Up to date price and viewing info at mov8realestate.com/property

espc rightmove  Zoopla
find your happy

Property Description

Light and tastefully presented, three-bedroom, mid-terrace villa, with a garden and an allocated parking space. Set 'off-street' on a corner style plot with an outlook towards the Pentland Hills, in the desirable Swanston area, south of Edinburgh city centre.

Comprises an entrance hall, living room, dining/kitchen, utility room, three flexible bedrooms, an en-suite shower, and a family bathroom.

Highlights include a modern integrated kitchen, modern bathroom suites, contemporary flooring, and fresh neutral decor throughout. In addition, there is gas central heating, double glazing, and good storage provision including a loft and a vennel connecting front-to-rear.

With a residents' parking to the front, a good-sized enclosed rear garden features a lawn, established shrubbery, paved patios, and a store shed.

There are also superb transport links, including the city bypass, whilst the Pentland Hills and Bonaly Country Park offer exceptional outdoor spaces.

A welcoming entrance leads you seamlessly into both the spacious living room and the master bedroom. The living room boasts a contemporary feel, featuring wood-effect flooring and a large window that floods the space with natural light. Adjacent to the lounge, there is a versatile space ideal for use as a home office or dining area. The home benefits from a separate utility room offering additional space for laundry appliances and generous storage options. The kitchen continues the wood-effect flooring and is fitted with a modern suite, complete with granite-effect countertops, a sink with a drainer, and a tiled splashback. There's ample room for a dining table, making it perfect for both everyday living and entertaining. Sliding doors open directly onto the garden, effortlessly blending indoor and outdoor spaces.

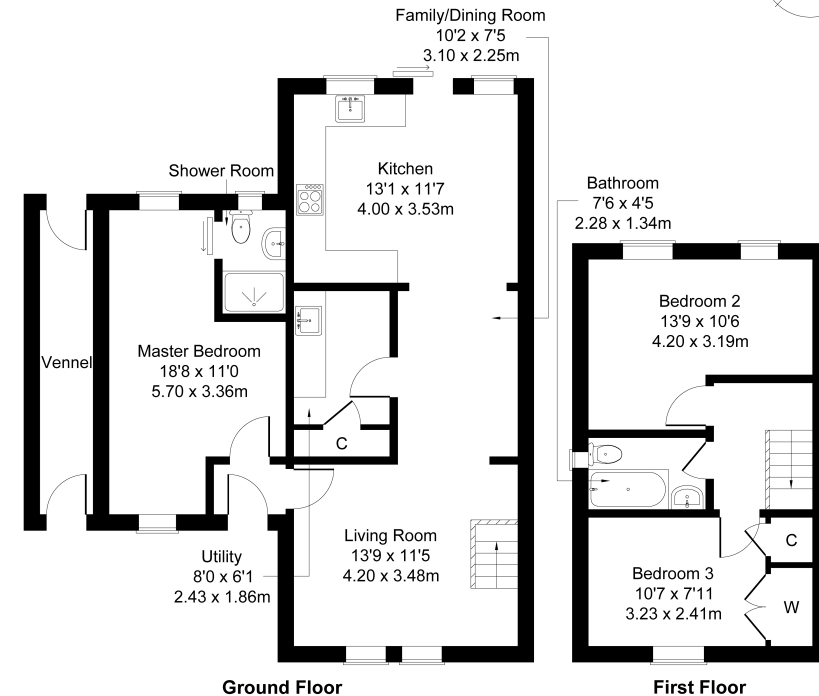
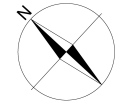
The master bedroom features the same stylish wood-effect flooring and light, neutral décor, creating a bright and airy retreat. It also benefits from an en-suite bathroom, which includes a three-piece shower suite with a tiled shower cubicle and a ladder-style radiator. Upstairs, both double bedrooms have carpeted flooring with built-in cupboards for storage space and are completed with light decor. A family bathroom completed the first floor with a shower-over bath and a ladder-style radiator. Outside, the property enjoys a low-maintenance lawned garden—ideal for relaxing or entertaining guests.

A 360 Virtual Tour is available online.



3 Swanston Muir, Edinburgh EH10 7HT

Approximate Gross Internal Area: (1012 sq ft - 94 sq m.)(Excluding Vennel)



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 charming village and residential area situated to the south of Edinburgh, nestled at the foot of the Pentland Hills. The property enjoys excellent transport links, with frequent bus services and convenient access to a variety of local shops. Larger supermarkets, including Morrisons and Tesco, are just a short drive away, while the nearby areas of Morningside and Colinton Village offer an extensive selection of cafes, restaurants, and additional amenities. The area

benefits from a strong choice of both primary and secondary schools. A wide range of leisure facilities are available, including public parks, the scenic Water of Leith Walkway through Colinton Dell, Craiglockhart Sports Centre, and Bonaly Country Park. Outdoor enthusiasts will also appreciate the proximity to Pentland Hills Regional Park, Hillend Ski Slope, and several golf courses both within Edinburgh and in the surrounding countryside.





Our Services

-  Free pre-sale property valuations
-  Great value fixed estate agency fees
-  Extensive buyer matching database
-  Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

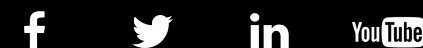
6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.