



# Property Description

This light and well-presented three-bedroom mid-terrace villa offers a private garden and allocated parking. Occupying a desirable off-street corner-style plot, the property enjoys an attractive outlook towards the Pentland Hills and is situated in the popular 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.

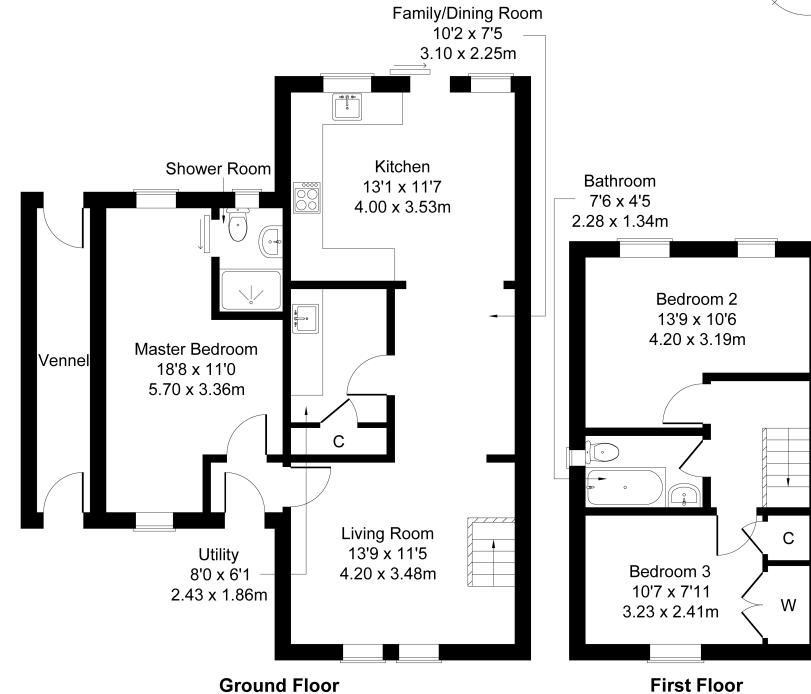
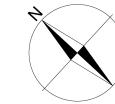
A welcoming entrance leads you seamlessly into both the spacious living room and a large bedroom with an ensuite bathroom. The living room boasts a contemporary feel, featuring wood-effect flooring and a large window that floods the space with natural light. Adjacent to the lounge, there is a versatile 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 ground floor bedroom features the same stylish wood-effect flooring and light, neutral décor, creating a bright and airy retreat. It also benefits from an ensuite 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.



## 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.





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