



56 Swanston Avenue

Swanston, Edinburgh, EH10 7DB

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This three-bedroom detached bungalow is a charming residence that offers bright and spacious rooms, which are neutrally decorated throughout allowing new buyers to easily add their own stamp. It also features private parking for two cars and a family-friendly rear garden, offering inspiring views of the Pentland Hills. Situated in popular Swanston, the residence provides an ideal base for those seeking a quieter pace of life by Edinburgh's picturesque green belt, whilst still being within easy reach of the city centre. Although some buyers may find it beneficial to apply modern upgrades, the home has clearly been well cared for and remains a fantastic opportunity for a wide variety of buyers, including downsizers, families, commuting professionals, and first-time purchasers.

Inside, a naturally-lit entrance porch welcomes you in, leading through to a central hall with built-in storage. To the left is the living room, which enjoys a spacious footprint and soothing neutral décor. It also features a focal-point fireplace and dual-aspect windows, framing a delightful view of the Pentland Hills. The kitchen is next door, coming well-appointed with fitted cabinet storage and work surface space. It provides garden access, as well as a clothes pulley and a selection of freestanding appliances (gas cooker, fridge, freezer, and washing machine). Meanwhile, the three double bedrooms are located throughout the home, each room offering a light and airy ambience.



Features

- Spacious detached bungalow
- Situated in popular Swanston
- Inspiring views of the Pentland Hills
- Bright porch and hall with storage
- Spacious, dual-aspect living room
- Well-appointed kitchen with garden access
- Three light and airy double bedrooms
- Bright three-piece bathroom
- Great storage and built-in wardrobes
- Mature gardens to the front and rear
- Private driveway and off-street parking
- Gas central heating and double glazing
- EPC Rating - D





“Spacious detached bungalow situated in popular Swanston with inspiring views of the Pentland Hills”







The principal and second bedrooms also benefit from built-in wardrobes to maximise the useable floorspace. A bright three-piece bathroom completes the accommodation. Gas central heating and double glazing ensure year-round comfort.

Outside, the home has mature gardens to the front and to the fully-enclosed rear, which are beautifully maintained. Neatly landscaped, the rear garden features a generous lawn framed by colourful plants. It also captures lots of daily sun and offers a wonderful view of the Pentland Hills. A private driveway and attached single garage provide off-street parking.

Extras: all fitted floor and window coverings, light fittings, gas cooker, fridge, freezer, and washing machine to be included in the sale.

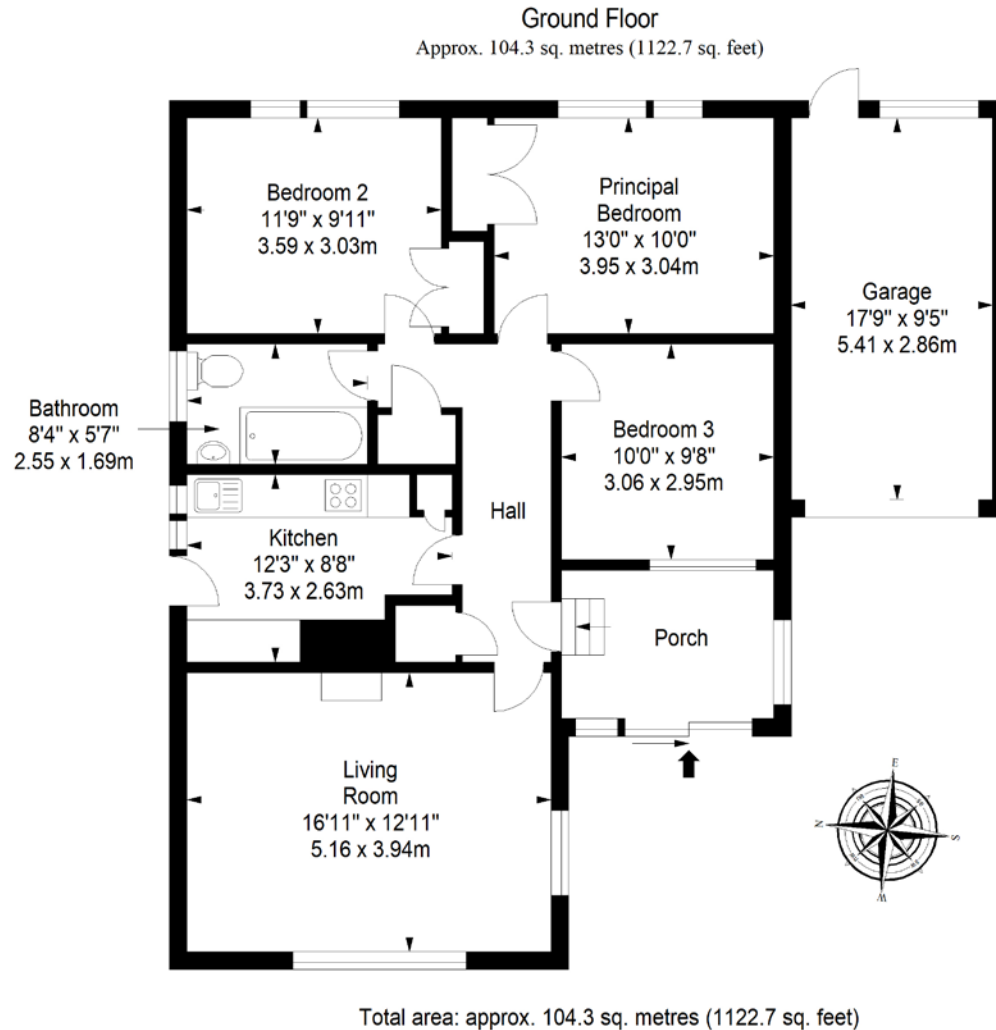
Swanston, Edinburgh

Swanston is an established residential area situated just a few miles south of Edinburgh city centre. The area benefits from good local amenities in the vicinity including shops, a bank, and a Post Office, while larger supermarkets can be found a short drive away. Fairmilehead and Colinton Mains Public Parks are both nearby and offer lovely green areas for walking or picnics. The Pentland Hills, located less than a mile away, offer a snowsports centre, outstanding walking and cycling trails, and pony trekking. For the golf enthusiast, there are a number of courses in the area, including Swanston Golf Club, Mortonhall Golf Club, and Baberton Golf Club. Swanston falls within the catchment area for the highly regarded primary and secondary schools. It is also well located for access to Napier University and the prestigious George Watson's and George Heriot's schools. The area enjoys a good public transport system with regular buses to the city centre, and with the close proximity of the City Bypass, commuting by car couldn't be easier.





Floorplan



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