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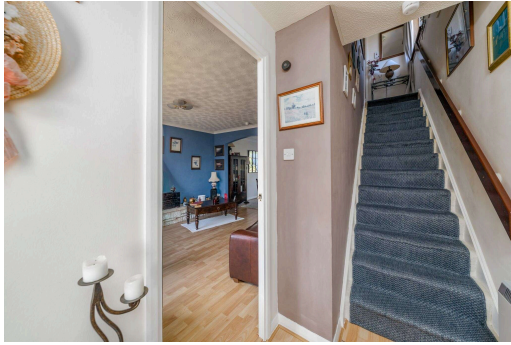


126 Swanston Muir

Edinburgh, EH10 7HY

Offers Over £340,000





This well presented semi-detached family home is positioned in a popular residential area to the edge of city bypass, offering spacious and adaptable accommodation, a private garden and off road parking.



126 SWANSTON MUIR

This fantastic three-bedroom home is located in a sought-after residential estate, offering excellent connectivity through nearby bus links and easy access to the Edinburgh Bypass. It's an ideal choice for both young professionals and families, with the added benefit of being within the catchment area for highly regarded schools. Outdoor enthusiasts will love the beautifully maintained, landscaped rear garden, which provides a private and peaceful space to enjoy the sun. Inside, the home has been carefully maintained, offering a clean, well-kept environment—perfect for those seeking a move-in-ready property. Alternatively, it presents an exciting opportunity for those interested in a project, with the potential to open up the dining area to the kitchen by removing the dividing wall.

LOCATION

The sought-after area of Swanston, it offers excellent local amenities, including a range of supermarkets, with convenient access to Straiton Retail Park and Morningside for additional shopping and services. The area has excellent transport links, with numerous bus services to the city centre and easy access to the city bypass, leading to the airport, Edinburgh Park, and the wider motorway network

DIRECTIONS

What3words gives a location reference which is accurate to within three metres squared. The location reference for this property is [///wants.wiring.crass](#)

HIGHLIGHTS

- Ideal for Growing Family's
- Potential for Dining Kitchen
- Neutral Décor Throughout
- Close to Amenities and City Bypass
- Immaculate Private Garden

ACCOMMODATION

126 Swanston Muir is nestled in a quiet cul-de-sac within a popular estate, offering excellent kerb appeal with a well-maintained lawn and small planters that enhance its charm. Internally, the accommodation is finished in neutral tones, creating a warm and inviting atmosphere. The generously sized living room spans the width of the house and benefits from a bright dual aspect, filling the space with natural light. It provides ample room for both lounging and dining, with a dedicated dining area and a patio door offering direct access to the rear garden. The galley-style kitchen offers plenty of storage space, with the potential for expansion by opening up the wall that divides the kitchen and dining area. The kitchen, with picturesque views of the garden, is equipped with both wall and base units, a built-in oven, ceramic hob, and the freestanding appliances (white goods) will remain. A door leads directly to the rear garden. Upstairs, you'll find three comfortable bedrooms, all serviced by a well maintained bathroom suite with a shower over the bath.

EXTERNAL

To the front, a well-maintained block-paved driveway provides space for two cars and leads to a fenced area featuring a mature lawn and shrubs, adding extra charm to the property. The rear garden is spacious and fully enclosed, arranged over multiple levels. It includes a paved patio area, accessible through the patio doors, creating a perfect spot for al fresco dining on sunny days. A mature lawn and an array of planters bring vibrant colour to the space, while the abundance of mature shrubs offers a delightful environment for keen gardeners. Additionally, a timber shed provides convenient outdoor storage for garden furniture or tools.

ACCOMMODATION SUMMARY

Entrance Hallway, Living Room with dedicated dining area, Galley style Kitchen, Three Bedrooms (two doubles and a smaller single), Bathroom, Double Glazing, Electric Heating (Gas point externally), Off road Parking, Front and Rear Gardens and Timber Shed.

SERVICES

Mains water, gas and drainage. Electric Night Storage Heating.

COUNCIL TAX

Band D

ENERGY EFFICIENCY

Band D

TENURE

Freehold

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

PRICE & MARKETING POLICY

Offers over £340,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.

