



40 Swanston Muir,
Swanston, Edinburgh, EH10 7HS

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Entrance vestibule.
- Attractive & good-sized living room.
- Archway leading to dining room.
- Outer hallway with storage cupboard housing the automatic washing machine & freezer.
- Modern fitted kitchen with integrated appliances & solid wood worktops.
- Bedroom to rear on ground level.
- Contemporary four-piece bathroom with shower.
- Access to rear garden from outer hallway.
- Upper landing with access to fully insulated floored attic via Ramsay ladder.
- Two double bedrooms with storage.
- Home office/study.
- Fully tiled shower room.
- Gas central heating.
- Double glazing.
- Monobloc driveway to front.
- Small private garden area at front.
- Gate with access to storage area at side of property.
- Enclosed southwest facing rear garden.
- Unrestricted on-street parking.



GENERAL DESCRIPTION

A well-presented, extended end-terraced villa situated within an established residential development in the highly regarded Swanston district of the city, ideally positioned for access to a wide range of local amenities and a short journey to the south of Edinburgh City Centre. The property is an ideal commuter base with its proximity to Edinburgh City Bypass and would make an ideal family home in a good location.

RESIDENTS ASSOCIATION:

There is a residents' association in place for the upkeep of the communal areas within the development. There is an annual charge of £35 for this.

COUNCIL TAX BAND

TRAIN STATION

AIRPORT

TRAMS & BUSES

E.

APPROXIMATELY 2.5 MILES TO SLATEFORD TRAIN STATION.

APPROXIMATELY 9 MILES TO EDINBURGH AIRPORT.

WITHIN 300 METRES.

LOCATION

Swanston is a highly regarded area to the south of the city. Local amenities include Morrisons, Aldi, Tesco, a public library & a thriving Community Centre. More extensive retail outlets can be found at Straiton Retail Park just a short drive away and nearby Morningside boasts a vibrant high street brimming with independent retailers, cafes and eateries, together with Waitrose and M&S. Situated adjacent to the sought-after green belt, the property is ideally located for outdoor enthusiasts with access to a wide selection of leisure pursuits including walking, cycling and dry slope skiing in the Pentland Hills, and golfing at Swanston, Mortonhall & Braid Hills golf courses. There are excellent local schools from nursery to secondary level in the area and the property is in the catchment for Colinton & St Mark's RC Primary Schools and Firrhill & St Thomas of Aquin's RC High Schools. For further education, Napier & Heriot Watt Universities are both easily accessible. Several bus routes run into the city centre and there is easy access onto the city bypass and the motorway network beyond.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, DOUBLE OVEN, COOKER HOOD, DISHWASHER, FRIDGE, THE AUTOMATIC WASHING MACHINE AND FREEZER WITHIN THE OUTER HALL CUPBOARD. THERE WILL BE NO GUARANTEES GIVEN FOR ANY OF THE WHITE GOODS.



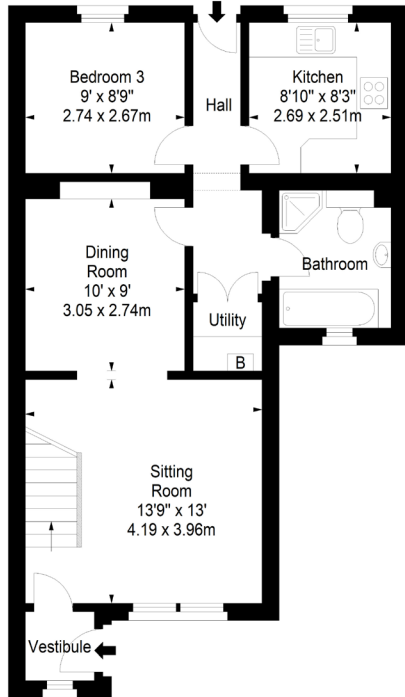
**Swanston Muir,
Edinburgh,
Midlothian, EH10 7HS**



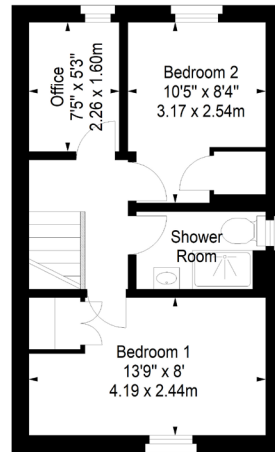
Approx. Gross Internal Area
945 Sq Ft - 87.79 Sq M
For identification only. Not to scale.
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**ENERGY PERFORMANCE
CERTIFICATE RATING C**



Ground Floor



First Floor



76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.