



8 Swanston Grove
FAIRMILEHEAD | EDINBURGH | EH10 7BW


warners
solicitors & estate agents





8 Swanston Grove

FAIRMILEHEAD | EDINBURGH | EH10 7BW

A rarely available opportunity to acquire an attractive three-bedroom family home, quietly positioned within the highly sought-after Swanston Grove area of Fairmilehead. Offering well-proportioned accommodation, a modern kitchen, excellent outdoor space and unrivalled views across the Pentland Hills, this is a home with considerable appeal.

The property is presented in good order throughout and provides comfortable, flexible accommodation over two levels. The welcoming entrance hallway leads to a bright and generously proportioned living/dining room, enjoying an abundance of natural light and superb outlooks. The modern white gloss kitchen is fitted with a range of contemporary wall and base units, complemented by integrated appliances and practical workspace.

There are three bedrooms, providing excellent flexibility for families, guests or those requiring dedicated home-working space. The accommodation is further complemented by a well-appointed bathroom and useful storage throughout. A particular highlight is the garden room, which provides a versatile additional space for home working, hobbies, entertaining or simply enjoying the peaceful surroundings. With power and heating, it can be comfortably used throughout the year.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





Externally, the property benefits from private garden grounds and the outstanding elevated outlook towards the Pentland Hills. The combination of setting, views and flexible accommodation makes this a particularly special home.

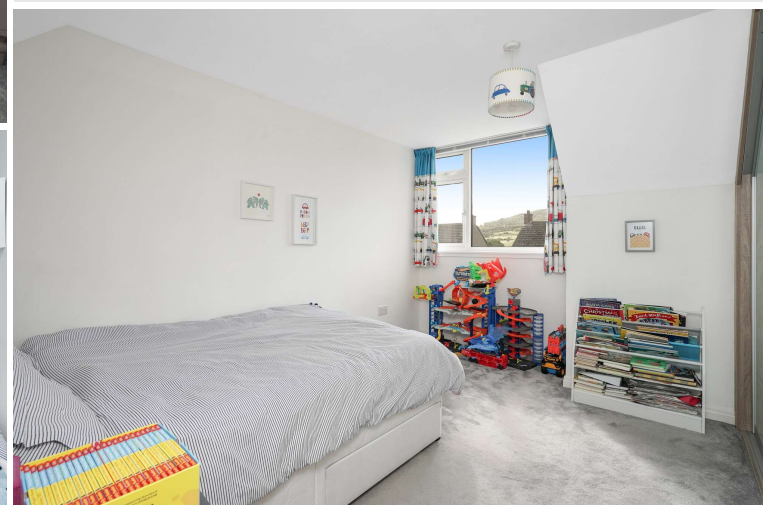
- Rarely available three-bedroom home in sought-after Fairmilehead
- Unrivalled views over the Pentland Hills
- Modern white gloss kitchen with integrated appliances
- Versatile garden room with power and heating
- Excellent transport links and easy City Bypass access
- Private gardens with superb outdoor living potential

Energy Rating D. Council Tax Band E.

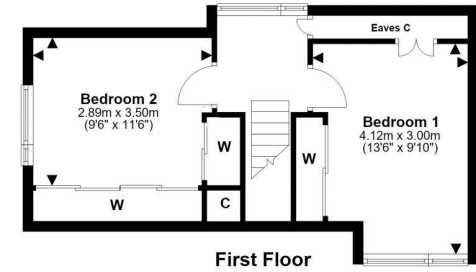
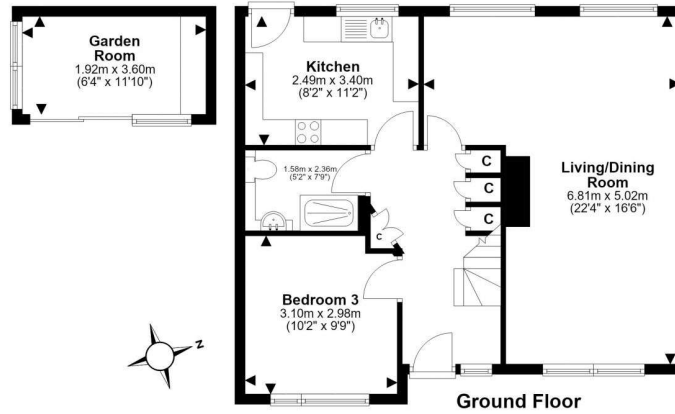
All fixtures, fittings, and integrated kitchen appliances will be included in the sale.



Fairmilehead is a sought after district in south Edinburgh lying approximately 3 miles from the city centre. There are good local shops and regular bus services to the City Centre. The substantial shopping area of Morningside is about 5 minutes away by car, with Straiton Retail Park only a little further afield. The nearby Braid Hills offer superb opportunities for recreation with two public golf courses and open parkland. There is easy access to Hillend Ski Centre, the longest artificial Ski-Slope in Europe. Schooling is well represented from nursery to senior level. The City Bypass, and the main commuting routes, including the M8, M9 and the Queensferry Crossing, and Edinburgh International Airport, are also easily accessible.







This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.