

15 Swanston Row

FAIRMILEHEAD, EDINBURGH, EH10 7EJ



*AN ATTRACTIVE THREE-BEDROOM SEMI-DETACHED
FAMILY HOME IN SOUGHT-AFTER FAIRMILEHEAD*



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McEwan Fraser Legal is delighted to present this attractive three-bedroom semi-detached villa, situated in the highly regarded Fairmilehead area of Edinburgh. Offering bright and well-proportioned family accommodation over two levels, the property is presented to the market in good internal order and benefits from a private driveway, garage, an attractive rear garden and lovely views towards the Pentland Hills. The property can also be sold furnished by separate negotiation, providing an attractive option for buyers looking for a straightforward move. The location is particularly well suited to families, falling within sought-after school catchment areas, including Pentland Primary School and Firrhill High School.

The front door opens into a hallway which gives access to the living room and stairs to the first-floor landing. The living room is a bright and comfortable space, with an attractive fireplace providing a natural focal point. There is ample room for a good range of free-standing furniture, while double doors open through to the dining kitchen, creating a nice connection between the two main living spaces.

The Property



The dining kitchen provides plenty of space for a family dining table alongside a good range of base and wall-mounted kitchen units. Direct access from here to the rear garden makes this a particularly practical space for everyday family life and entertaining during the warmer months.





Upstairs, there are three bedrooms along with a stylish shower room. The accommodation is well proportioned throughout and offers the flexibility required for a growing family, with the additional benefit of attic storage. Gas central heating and double glazing provide further comfort and efficiency.



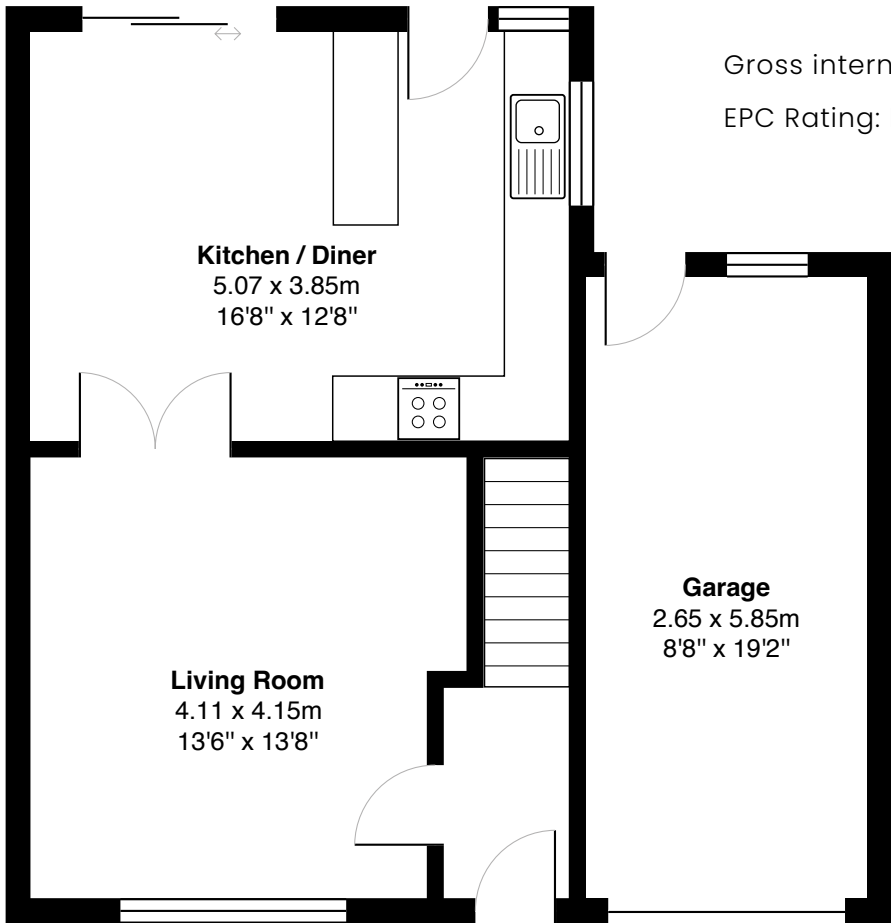
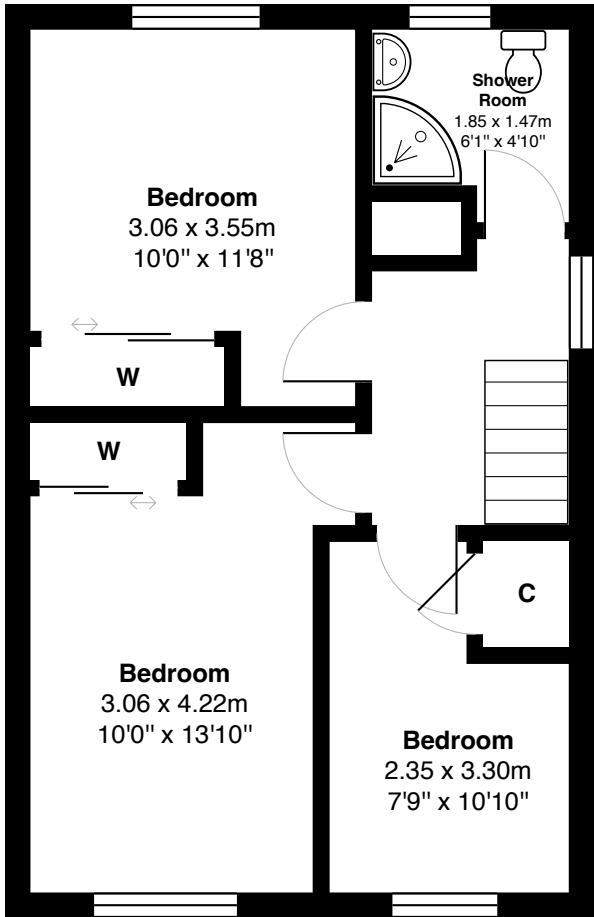
BEDROOM 1











Gross internal floor area (m²): 79m²
EPC Rating: D



Externally, the house enjoys private gardens to both the front and rear. The front garden is laid to lawn, while the enclosed rear garden is a particularly attractive feature of the property. With a patio area and mature lawn, there is excellent space for outdoor dining, entertaining and family fun.

A private driveway provides off-street parking and leads to the garage, with additional on-street parking available nearby. Overall, this is an appealing and well-presented family home in a popular Fairmilehead location, combining comfortable accommodation, excellent outdoor space, attractive views and access to sought-after local schooling.

The Property

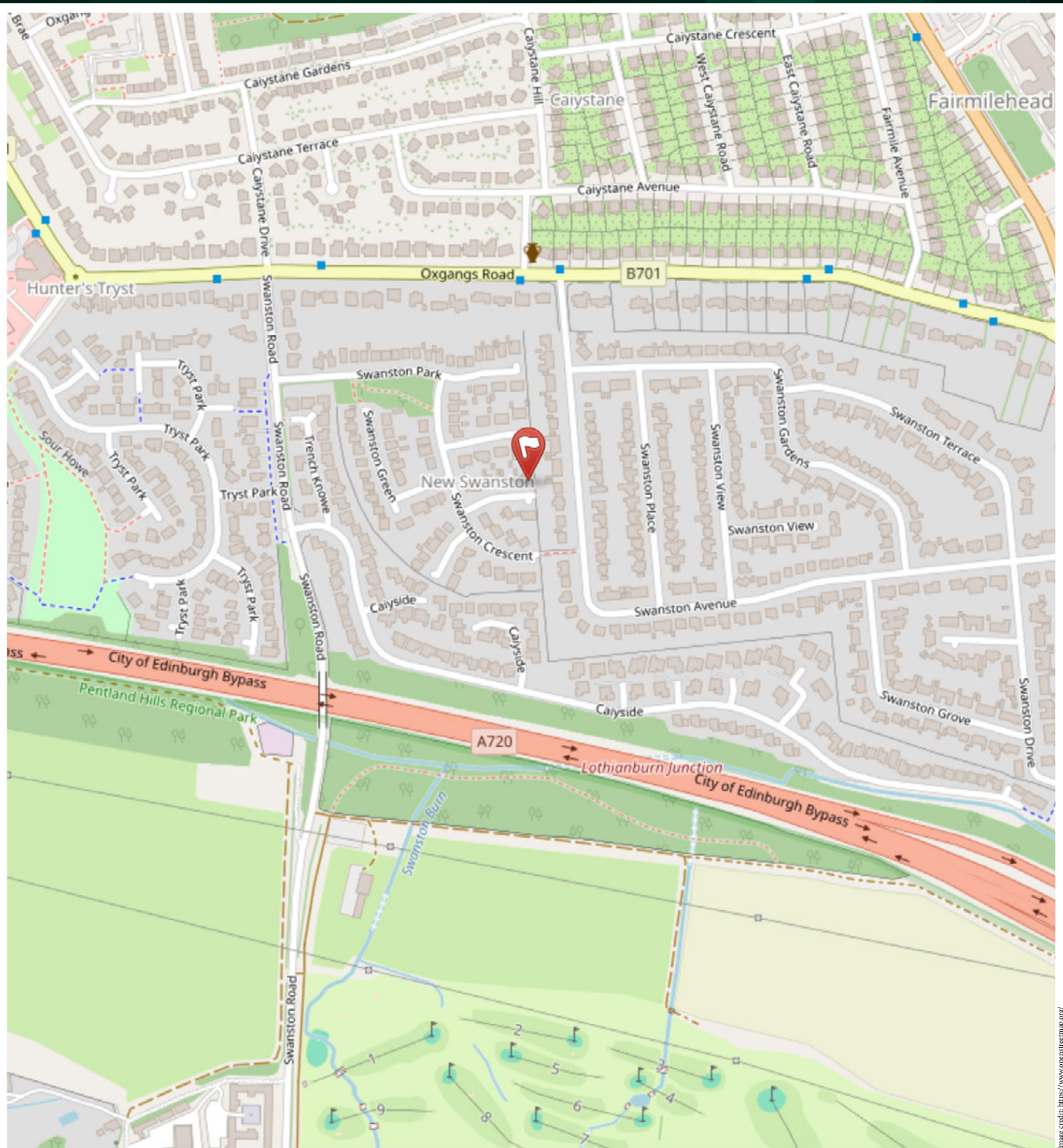


PROPERTY VIEW

Swanston Row enjoys a highly desirable setting within the popular Fairmilehead area of south Edinburgh, combining a peaceful residential environment with excellent access to the city centre and surrounding countryside. The area is well suited to families, with good local amenities, highly regarded schooling, and extensive outdoor space all within easy reach. Everyday shopping is well catered for locally, with a broader range of supermarkets, shops, cafés, and services available in nearby Morningside, Bruntsfield, and Straiton Retail Park. Regular bus services and straightforward road connections via the A702 provide easy access to the city centre, while the City Bypass links to Edinburgh Airport and the central motorway network.

The Pentland Hills Regional Park offers miles of walking, cycling, and outdoor recreation, while Swanston Golf Club and Swanston Village enhance the semi-rural feel. Mortonhall provides additional countryside walks. Swanston Row falls within the catchment areas for Pentland Primary School and Firrhill High School, with nursery provision and leading independent schools nearby. Swanston Row offers an appealing balance between city living and countryside access, with excellent transport connections and plentiful amenities.

The Location



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