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The right way to move

22 Swanston Crescent

Fairmilehead, Edinburgh,
EH10 7EL



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Property Summary

Enjoying a private south-facing rear garden and a peaceful setting in sought-after Fairmilehead, 22 Swanston Crescent is a semi-detached home offering an appealing blend of outdoor space, comfort and location. The garden provides a sunny setting for relaxing, entertaining and family life, complemented by a well-kept front garden, integral garage and private driveway. Fairmilehead is particularly desirable for its leafy surroundings and proximity to the Pentland Hills, Swanston Golf Club and Mortonhall, while excellent bus services provide convenient connections into Edinburgh city centre. Local amenities, schools and recreational facilities are also within easy reach. The home comes with two reception rooms, a kitchen, three bedrooms, a bathroom, a WC and excellent scope to modernise and tailor to individual taste.

Extras: All fitted floor and window coverings, light fittings and integrated appliances are included in the sale.

Features

- Attractive semi-detached house
- Quiet set in sought-after Fairmilehead
- Naturally-lit entrance porch and hall with stairwell
- Spacious living room with fireplace and large window
- Sunny dining room with lovely rear views
- Well-appointed fitted kitchen
- Three comfortable bedrooms
- Family bathroom with overhead shower
- Rear hall with WC
- Well-kept front garden
- Private south-facing rear garden
- Integral garage and private drive
- Gas central heating and double glazing

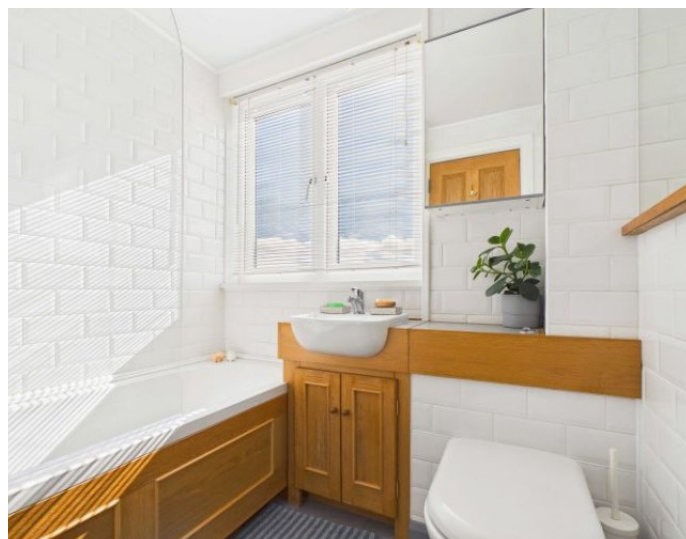








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Fairmilehead, Edinburgh

Located at the foot of the majestic Pentland Hills and approximately five miles south of Edinburgh city centre, the popular residential area of Fairmilehead offers tranquil suburban living within easy reach of Edinburgh's major business hubs, amenities and attractions.

Situated adjacent to the sought-after green belt, Fairmilehead is ideal for outdoor enthusiasts with access to a wide selection of pursuits including walking, cycling and dry-slope skiing in the Pentland Hills; golfing at Swanston, Mortonhall and Braid Hills golf courses; and full equestrian activities at Mortonhall.

Fairmilehead enjoys a good range of local amenities and supermarkets, while more extensive shopping and leisure facilities can be found at Straiton Retail Park just a short drive away. Nearby Morningside boasts a vibrant high street brimming with independent retailers, thriving cafes and eateries.

Fairmilehead is ideally situated for access to some of Edinburgh's finest independent schools including George Watson's College and George Heriot's School. The area also falls within the catchment area for highly regarded state schools. Fairmilehead enjoys excellent public transport links into the city centre and beyond. It is also conveniently situated for access to the City Bypass, Edinburgh Airport, the M8/M9 and the Queensferry Crossing.



Floorplan



While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.



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