



35 Howe Park
Swanston, EH10 7HG

deans 
Solicitors & Estate Agents LLP



DETACHED BUNGALOW

- Sitting Room
- Dining Room
- Kitchen
- Two Bedrooms
- Wet Room
- Gas Central Heating & Double Glazing
- Private Gardens
- Driveway
- EPC Rating - D



Quietly positioned within a cul-de-sac setting and boasting views towards the Pentland Hills, this lovely, light and airy detached bungalow is situated within the highly sought after location of Swanston. The property is within walking distance of Morrisons and Aldi supermarkets with further specialised shopping available at Straiton Retail Park a short drive away. The City Bypass is easily accessible providing access to the North and South with a good public transport service travelling to the City Centre and other surrounding areas. The accommodation would make an ideal purchase for the retired couple and comprises; welcoming entrance hallway, attractive sitting room with double doors to the dining room, fitted breakfasting kitchen with door to the side, two double bedrooms with built-in storage and wet room. There are private garden grounds to the front, side and rear with a driveway providing off-street parking. Further benefits include gas central heating and double glazing. Included in the sale are all fitted floor coverings, oven and hob. All appliances included in the sale are sold as seen with no warranty provided. The property is factored by Charles White, with a monthly fee of approximately £29 payable towards the maintenance of the unadopted roads and pavements.



Howe Park,
Edinburgh,
Midlothian, EH10 7HG



Approx. Gross Internal Area
974 Sq Ft - 90.48 Sq M
For identification only. Not to scale.
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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