









## 31 Swanston Muir, Edinburgh, EH10 7HT

*'Beautifully presented and enviably positioned semi detached villa within modern built development with lovely open outlook towards the Pentland Hills.'*

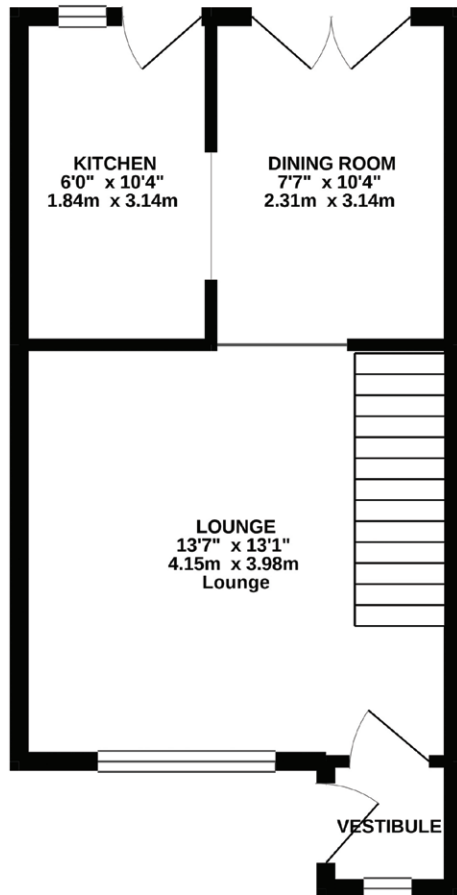
Entrance vestibule, sunny lounge, open plan dining room with 'French' doors to rear garden, modern fitted kitchen with appliances, 2 double bedrooms, 3rd bedroom/study and shower room. Loft space. Gas central heating and double glazing. Driveway to side leading to garage. Gardens to front and rear including sizeable enclosed rear garden with decked patio area.

Swanston Muir lies approximately 5.5 miles south of Princes Street and is well placed for those working within the city centre with a regular bus service available nearby. Alternatively, a number of major access roads including the A720 Edinburgh City By-Pass allow for ease of commuting outwith the city boundaries. Within the vicinity there are amenities to meet every day needs including shops and supermarkets plus highly acclaimed schools at both Primary and Secondary levels. Leisure facilities are well provided for by way of public parks, Braid and Pentland Hills, golf courses and Hillend Snowsports Centre with nearby Morningside having a plethora of specialist shops, restaurants and bars plus the Dominion Cinema and Church Hill Theatre.

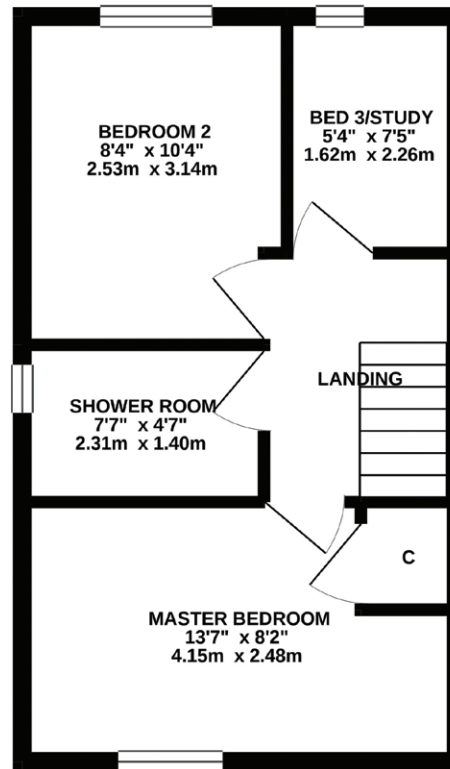
### EPC RATING C



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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These particulars, whilst carefully prepared, are not warranted as accurate and do not form part of any contract of sale.  
All measurements are approximate and are not warranted.  
No warranties are given by the seller or the selling agents as regards (a) the state of repair of the property, (b) whether or not the property is affected by any Statutory or other Notice or Planning Proposal, (c) whether or not Building Warrant and other necessary Consents have been obtained for any alterations or additions which may have been carried out to the property, (d) whether or not any replacement windows which may have been fitted comply with Building Regulations and (e) whether or not any Guarantees exist for any Specialist treatment works which may have been carried out at the property. Any purchaser shall require to carry out his own investigations in respect of such matters. Interested parties should have their own Solicitors note interest with ourselves in order that they might be advised of any closing date which may be set for offers. The sellers do not bind themselves to accept the highest or any offer which may be received for the property.

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