



Deans Properties

Deans Solicitors and Estate Agents LLP



26 Swanston Grove
Fairmilehead, EH10 7BW



SEMI-DETACHED VILLA

- Sitting Room
- Dining Room
- Conservatory
- Kitchen
- Four Double Bedrooms
- Bathroom
- Wet Room
- Gas Central Heating & Double Glazing
- Driveway & Single Garage
- EPC Band – C



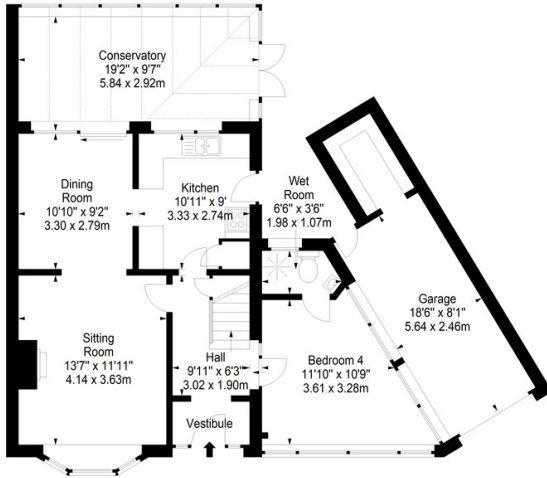
Forming part of a quiet residential estate, this spacious, light, and airy extended semi-detached villa is located within the highly desirable area of Fairmilehead. The property is a short drive to an abundance of excellent amenities at Straiton Retail Park, close to the City Bypass providing quick and easy access to the North and South with a good regular public transport service travelling to the City Centre. The well laid out accommodation would make an ideal family home and comprises; entrance vestibule, welcoming hallway, bright sitting room, dining room with patio doors to the large conservatory with French Doors to the rear garden, fitted kitchen, downstairs bedroom/study with en-suite wet room. Upstairs leads to three further good-sized double bedrooms/one with built-in wardrobes and modern bathroom with shower. There are private gardens located to the front and fully enclosed to the rear, driveway, and single garage. The property benefits from gas central heating and double glazing. Included in the sale are fitted carpets & floor coverings, curtains, cooker, oven, hood. Fridge-freezer, washing machine, dishwasher, and light shades. The appliances included are sold as seen with no warranty provided.



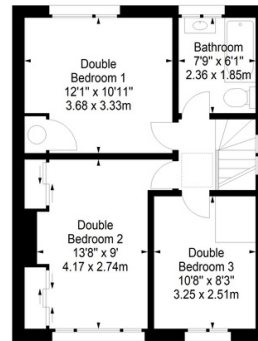
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Approx. Gross Internal Area
1512 Sq Ft - 140.46 Sq M
(Including Garage)
For identification only. Not to scale.
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Ground Floor



First Floor



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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