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**6 SWANSTON DRIVE
FAIRMILEHEAD
EDINBURGH
EH10 7BL**

This detached family villa displays bright and well presented accommodation that boasts spacious rooms and a number of attractive features including a superb open outlook towards the Pentland Hills.

Reception hallway, lounge, dining room, dining kitchen, utility, three double bedrooms, one single bedroom, en-suite wet room and bathroom.

Gas central heating and double glazing.
Driveway and gardens.

Fixed Price £350,000





GENERAL DESCRIPTION

This extended detached family villa displays bright and well presented accommodation that boasts spacious rooms and a number of attractive features including a superb open outlook towards the Pentland Hills. Internally the layout comprises; a reception hallway which has stairs to the upper hall and provides access to most lower floor rooms. The lounge is an attractive public room with large front facing windows, feature wall mounted fire and door to the dining room. The dining room has further door to the kitchen and overlooks the rear garden. The dining sized kitchen has window and door

overlooking and leading out onto the rear garden. The room displays stylish modern units with fixed table and a number of integrated appliances that will be included in the sale price. Bedroom four is situated off the reception hall, has front facing window and door to the en-suite wet room which has windows to the rear. The upper hall provides access to the three remaining bedrooms, with all of them featuring storage space. Finally the family bathroom has window to the rear and features a modern white three piece suite. Externally the property is positioned within a good sized garden that enjoys a degree of privacy to the rear with raised level lawn and mature borders. The front garden currently incorporates a ramp for wheelchair access and has driveway to the side.



SITUATION

Fairmilehead is a highly popular residential area. Its proximity to the by-pass makes it ideal for the commuter with speedy access to the M8, M9, Edinburgh Airport, the Forth Road Bridge and Fife. There are regular bus services to and from the City Centre. There are good local shops, a Bank and a Post Office in Buckstone Terrace and a large Morrisons Superstore within easy walking distance. The substantial shopping area of Morningside is about 5 minutes away by car. Bordering upon Fairmilehead, the Braid Hills offer superb opportunities for recreation with their two public golf courses, open parkland and excellent views over the City. The neighbouring Hermitage of Braid and Blackford Hill provide good walks. The golf courses of Mortonhall, Lothianburn and Swanston are all within easy reach as is Hillend Ski-Slope, the longest artificial Ski-Slope in Europe.





ACCOMMODATION

(All sizes approximate and at widest point)

LOUNGE 17'3" x 15'5" 5.27m x 4.72m

DINING ROOM 10'3" x 9'10" 3.12m x 3.02m

DINING KITCHEN 15'1" x 9'10" 4.62m x 2.99m

BEDROOM 1 14'7" x 11'2" 4.46m x 3.41m

EN-SUITE WET ROOM 13'1" x 8'11" 4.00m x 2.72m

BEDROOM 2 14'5" x 8'7" 4.39m x 2.63m

BEDROOM 3 9'11" x 7'9" 3.03m x 2.36m

BEDROOM 4 12'2" x 8'11" 3.73m x 2.73m

BATHROOM 8'5" x 6'6" 2.57m x 1.99m



Ground Floor Plan

Schematic Diagram only - Not to scale



First Floor Plan

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ENTRY

By Arrangement.

VIEWING

By appointment contact Russel + Aitken on 0131 20 20 600.

PRICE

Fixed Price £350,000.

NOTES OF SALE

All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.

