



**lindsays**

**3 Swanston Village,  
Swanston, Edinburgh, EH10 7DT**

*"A charming semi-detached cottage which offers a stylish home benefitting from a garden office"*

- Bright sitting room with feature stove
- Stylish dining kitchen
- Master bedroom with en-suite
- Two further bedrooms
- Shower room
- Double glazing
- Gas central heating
- Private garden
- Two allocated parking spaces
- External utility room & large greenhouse

EPC Rating C

**OFFERS OVER £470,000**





## Description

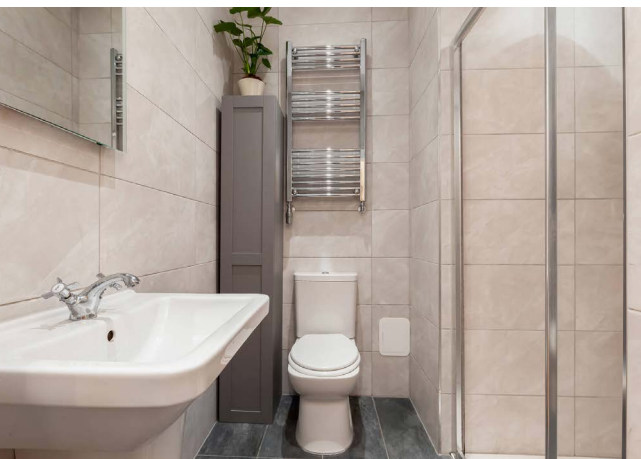
A charming semi detached cottage situated in an idyllic position at the foot of the Pentland Hills, forming part of a small development of seven C Listed cottages built in the 1840s and renovated approximately 5 years ago. This extremely impressive property offers a stylish walk in home with a private garden to the rear which houses a cabin offering an ideal home office. The property benefits from two allocated parking spaces within the residents car park. Entered via a welcoming hallway leading through to the bright sitting room which has a feature stove and patio doors to the garden. The stylish open plan fully fitted kitchen has space for a dining table and has patio doors to the garden. The master bedroom has an en-suite bathroom and there are two further bedrooms, and a modern shower room. Externally there is a utility room and a glass storage area.

## Area

Located five miles to the south of the city centre, Swanston is a highly popular residential area. Its proximity to the bypass makes it ideal for the commuter with speedy access to the M8, M9 and Edinburgh Airport as well as the Queensferry Crossing and Fife. There are regular bus services to and from the city centre and to Edinburgh Royal Infirmary. There are well regarded schools in the area. There is a local convenience store, and a Sainsburys on Biggar Road and good local shops which include a Morrisons and Post Office are also nearby. There can be further more extensive shopping found in the Morningside area which is only a short journey away. This property is ideally situated for access to the countryside allowing for country walks and pursuits and leisure facilities in the area include Swanston and Lothianburn Golf Courses and Midlothian Snowsports Centre.

## Viewing

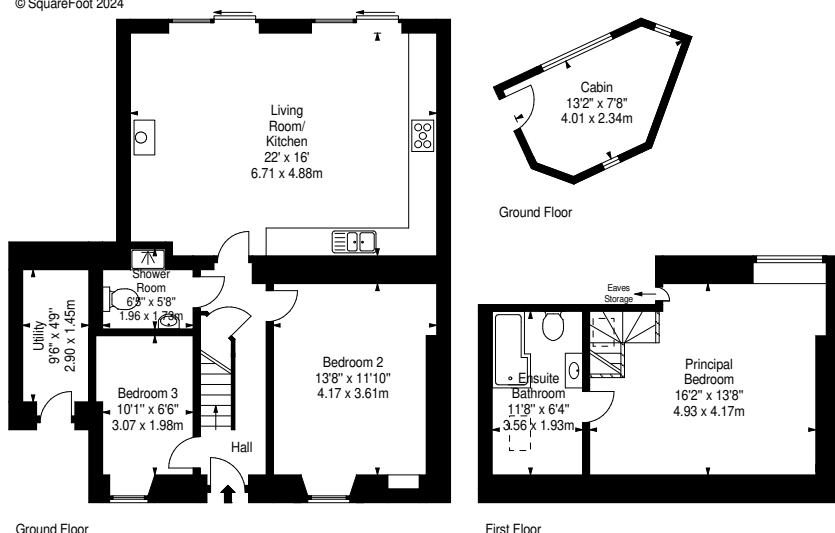
Sunday 2-4pm or by appointment contact Lindsay on 0131 229 4040



**Swanston Village,  
Edinburgh,  
Midlothian, EH10 7DT**



Approx. Gross Internal Area  
1100 Sq Ft - 102.19 Sq M  
(Including Utility)  
Cabin  
Approx. Gross Internal Area  
83 Sq Ft - 7.71 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



**T:** 0131 229 4040 **E:** [edinburghproperty@lindsays.co.uk](mailto:edinburghproperty@lindsays.co.uk) **W:** [property.lindsays.co.uk](http://property.lindsays.co.uk)

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.