# 72 Hainburn Park,
## Edinburgh, EH10 7HJ



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Located at the end of a quiet cul-de-sac, 72 Hainburn Park is an attractively presented detached house located within the sought after Swanston area of Edinburgh. With fantastic views over the Pentland Hills, the house offers bright, well-proportioned accommodation and benefits from gas central heating and double glazing.
The house enjoys well-tended gardens, a driveway and garage.
The accommodation includes an entrance hallway and WC with two piece suite and window to side.There is a large double aspect lounge/diner with window to front and French style doors leading to the rear garden.The kitchen is fitted with base and wall units with the double oven, hob, hood, fridge, dishwasher and washing machine to remain. There is a storage cupboard, window to rear and door leading to the internal garage.Upstairs there is a deep cupboard on the landing, window to side and there are three spacious bedrooms, two with fitted wardrobes. The shower room completes the accommodation with window to the front.
Externally there is a well-stocked garden to the front and a driveway provides off street parking and leads to the integral garage. To the rear, the good-sized garden is fully enclosed and is mainly laid to lawn with decked area and shed to remain.
Viewing of this lovely family home is essential to fully appreciate the accommodation offered in this excellent location.
There is a factoring arrangement in place for the upkeep of common areas. The current factor is Charles White with the fee for the last 12 months amount to around £300.

## AreaDescription

Swanston is a sought after residential area lying to the south of the city centre with excellent access to both the city and City of Edinburgh Bypass making this an excellent commuter property with easy access to motorways and airport. There are regular bus links to the city centre and Edinburgh Royal Infirmary. There is a Sainsbury's Local and a Morrison's supermarket nearby. Morningside is a short drive away with a wide range of shops and restaurants. Primary and secondary education is catered for close by.









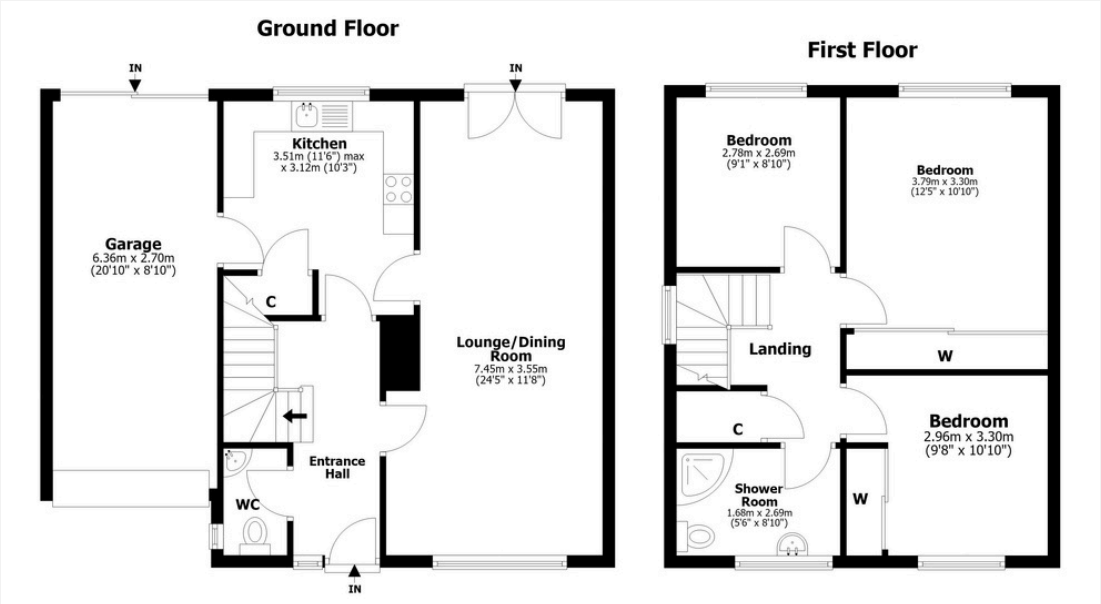













## Accommodation

| | |
|---|---|
| Lounge/Dining Room: | 7.44m x 3.56m (24'5" x 11'8") |
| Kitchen: | 3.5m x 3.12m (11'6" x 10'3") |
| Bedroom 1: | 3.78m x 3.3m (12'5" x 10'10") |
| Bedroom 2: | 3.3m x 2.95m (10'10" x 9'8") |
| Bedroom 3: | 2.77m x 2.7m (9'1" x 8'10") |
| Shower Room: | 2.7m x 1.68m (8'10" x 5'6") |
| Garage: | 6.35m x 2.7m (20'10" x 8'10") |

## Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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. **Made with Metropix copyright 2011.**

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## Agent's Note

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