










Offers Over

£390,000

12 Fox Spring Crescent

Comiston | Edinburgh | EH10 6NB

A fantastic opportunity has arisen to purchase this impressive, semi-detached house with extensive private garden, driveway and garage situated in the much sought after Comiston district of South Edinburgh, close to excellent commuting links and local amenities.

-  3 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - E



Description

The accommodation in brief comprises; welcoming entrance porch, hallway with useful storage facilities, light and airy reception room with gas fireplace and French doors accessing rear garden, fitted kitchen with a range of base and wall mounted units, good sized third bedroom/dining room and bathroom with three-piece suite and shower over bath. Finally, the upstairs accommodation comprises; spacious upper landing with hatch accessing small loft, well proportioned principal bedroom with mirrored fitted wardrobes, spacious second double bedroom with walk-in wardrobe and contemporary shower room. Further benefits include gas central heating, by way of a Worcester combi boiler complemented by cavity wall insulation and insulation quilt and double glazing.

A real feature of this property is the beautifully maintained garden to the rear. The landscaped garden is easily maintained with areas of patio, lawn and chip stones, creating the ideal environment for children to play and to enjoy outside dining/relaxing. There is a useful greenhouse which is included in the sale. To the front lies well maintained garden grounds together with driveway providing off-street parking leading to the brick built garage with up and over door, power and light.



Extras

All the fitted floor coverings will be included in the sale together with the hob, oven, washing machine, dishwasher and fridge/freezer.

Gardens, Garage & Driveway

A real feature of this property is the bright and sunny beautifully maintained garden to the rear. The landscaped garden is easily maintained with areas of patio, lawn and chip stones, creating the ideal environment for children to play and to enjoy outside dining/relaxing. To the front lies well maintained garden grounds together with driveway providing off-street parking leading to the garage with up and over door.

Viewing

By appointment through Neilsons 0131 625 2222.





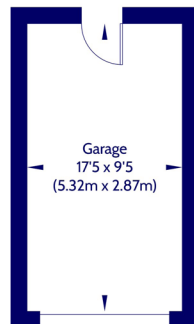
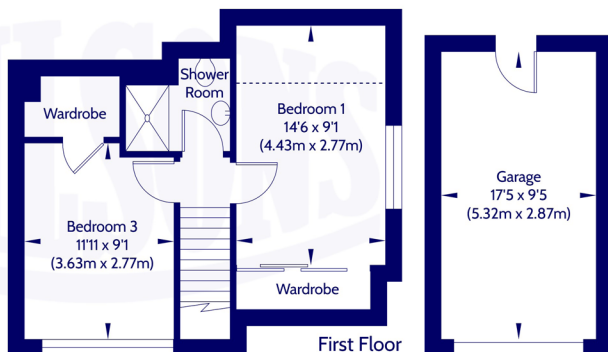
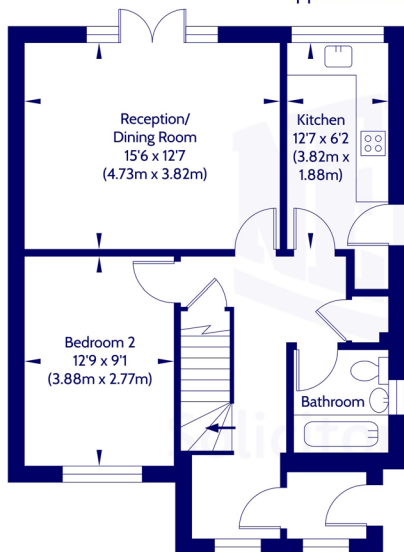
Location

Comiston is a popular suburb to the south of Edinburgh City Centre, conveniently placed for access to the bypass and excellent transport links and popular with families thanks to well-regarded local schools. Local shops and services are available within easy walking distance on nearby Comiston Road which provide for everyday needs with further specialist shopping available in neighbouring Morningside. A choice of supermarkets, including a larger Tesco, Morrisons and Aldi, can be found within a short drive and the Edinburgh City Bypass gives easy access to Straiton Retail Park which offers a variety of high street shops, and can be found within a short drive. A wide array of recreational facilities are close at hand including Braidburn Valley Park, a choice of golf courses, the Pentland Hills Regional Park and Hillend Ski Centre.





Approx. Gross Internal Floor Area 90.49 Sq M / 974 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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