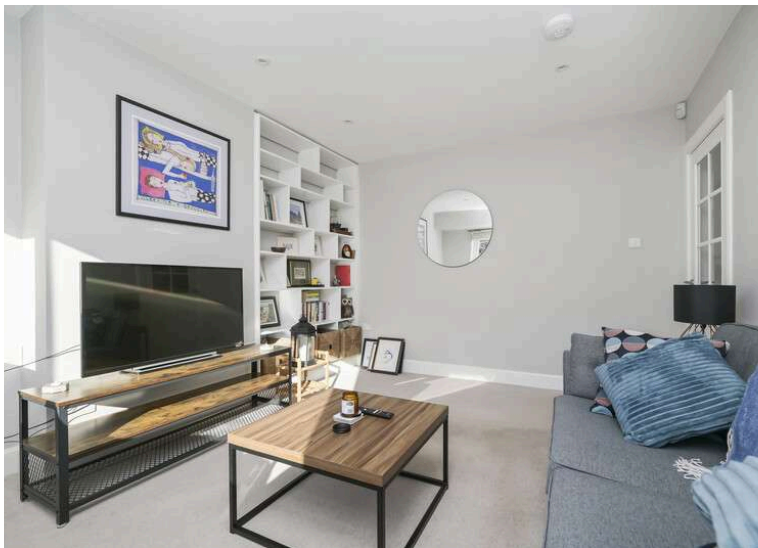




12 Fox Spring Rise, Edinburgh, EH10 6NE

www.mcdougallmcqueen.co.uk



A beautiful three bedroom detached family home offering bright and spacious accommodation arranged over two floors, with twelve solar panels, a single garage along with beautiful gardens to the front and to the rear. The property is set within the sought-after residential area of Comiston lying on the south side of the City close to many local amenities, schooling and transport links. Presented to the market in immaculate order throughout, we would recommend an early viewing.

- Reception hallway with an under stairs cupboard.
- Front facing living room with built in shelved storage.
- Fabulous dining kitchen with a range of wall and base units, integrated appliances, door accesses garage, large cupboard.
- Bedroom three located on the ground floor.
- Downstairs cloaks comprising WC, wash hand basin.
- Upper landing with a useful storage cupboard, hatch to attic storage accessed by a fixed ladder with a window and power.
- Double bedroom with built in wardrobe and eaves storage.
- Double bedroom with built in wardrobe storage and a storage cupboard.
- Modern bathroom comprising ~WC, wash hand basin bath with shower over, ladder radiator and vanity storage.
- Air source heating, solar PV system and EV charger.
- Double glazing.
- Beautiful rear garden with a patio area.
- Single garage.
- Driveway and garden to the front.



Location

Comiston is a popular residential area a few miles south of the city centre. Morningside and nearby Bruntsfield offer a wide range of local and specialty shopping, as well as the privately owned Dominion Cinema and an excellent choice of restaurants and bars. The adjoining Braidburn Park is a popular recreational area and the extensive Pentland Hills Country Park is situated nearby at Hillend, also home to Midlothian Snowsports Centre. The city centre is easily accessible by car or by excellent public transport services from Pentland Terrace. A short drive south takes you to the Edinburgh city bypass offering rapid access to the Gyle Business Park, Royal Bank Headquarters at Gogar, Edinburgh International Airport, and the M8 and M9 Motorways

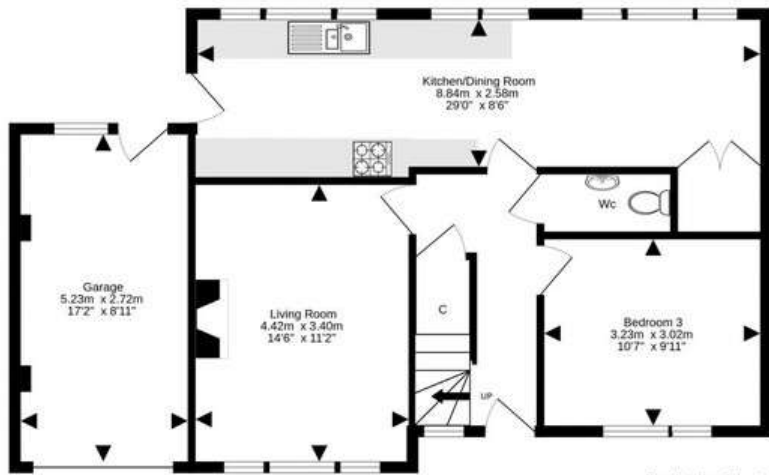
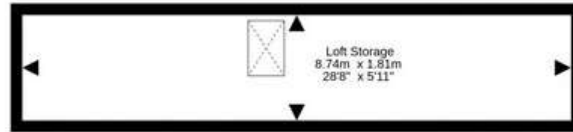
Extras

Included in the sale are the integrated kitchen appliances, white goods, fixtures & fittings and floor coverings.

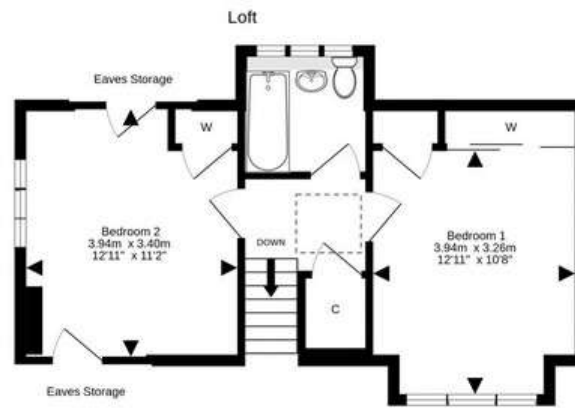
Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - F



Ground Floor



1st Floor

For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193
Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

E: property@mcdougallmcqueen.co.uk
www.mcdougallmcqueen.co.uk

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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 Combined 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 Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

