

COMISTON

4 FOX SPRING RISE
EH10 6NE



4



1



2

EPC RATING: D

OFFERS OVER £435,000

PROPERTY DESCRIPTION

- Tiled vestibule leading to long hallway with storage cupboard & access to the loft which is partially floored and houses the combi boiler
- Side access to kitchen area with good range of white & red contemporary high gloss units & appliances
- Open plan living room with loads of space for relaxing
- Sunny west facing conservatory currently used as a dining room with foundations suitable for an extension, subject to the usual planning regulations
- Spacious master bedroom overlooking the front garden – currently used as a gym
- Bedroom 2 to the rear with fitted white high gloss wardrobes and sliding doors to the conservatory – flexible room that could also be used as living accommodation
- Two further bedrooms (1 double & 1 single)
- Modern bathroom with bath with mains shower over, period style sink & wc and heated towel rail
- Gas central heating, cavity wall insulation & double glazed windows
- Tremendous wraparound gardens surrounding the property on three sides, mainly lawned with hedging, a decked area and sheds
- Driveway to front with space for two cars leading to a detached garage with space for appliances



VIEWING

Sun 2-4pm or pls call

Jardine Phillips

0131 446 6850





MARVELLOUS FOUR BED DETACHED BUNGALOW ON LARGE CORNER PLOT IN QUIET RESIDENTIAL LOCATION

With loads of potential for extension, this superb property would make an ideal home for a family, young professionals working from home or downsizers, having lots of entertaining space both inside and out. Situated a nice walk from excellent local schools and close to numerous open spaces, with easy access into the city centre, this is a wonderful place to live.

AREA

Comiston is a very popular suburban area in the south of Edinburgh which offers access to an excellent range of local supermarkets (including Morrisons, Aldi, Tesco). It is a short drive or bus ride to Morningside with its wide range of supermarkets, independent retailers, coffee shops, speciality food stores, bars & restaurants. Straiton is also a few minutes' drive away with its wide range of retail stores. Local schooling is excellent and the property is in the catchment for Pentland Primary & St Marks RC Primary and Firrhill & St Thomas of Aquin's High Schools, and is also close to George Watsons. There are superb amenities in the vicinity, including a library, the very popular independent Dominion Cinema, Church Hill Theatre and a range of gyms/leisure facilities a short drive away. The house is very well placed for lots of walks and open spaces including Fairmilehead Park, Braidburn Valley Park, Colinton Mains Park and the Pentland Hills, together with a good range of golf courses. There is easy access both into town, via the numerous bus services, and out of town to the city bypass and the motorway network beyond.

EXTRAS

The blinds/curtains, light fittings, freestanding cooker, cooker hood, integrated dishwasher and washing machine are included in the sale.

HOME REPORT VALUATION

£440,000

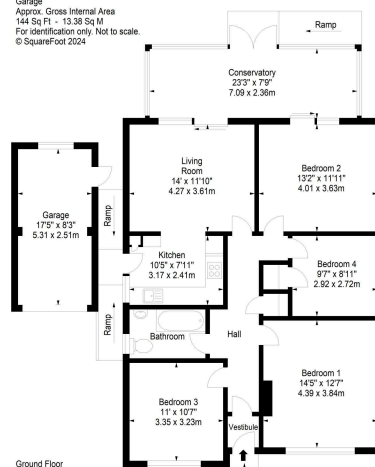


Living room	14' x 11'10 (4.27 x 3.61m)
Kitchen	10'5 x 7'11 (3.17 x 2.41m)
Conservatory	23'3 x 7'9 (7.09 x 2.36m)
Bedroom 1	14'5 x 12'7 (4.39 x 3.84m)
Bedroom 2	13'2 x 11'11 (4.01 x 3.63m)
Bedroom 3	11' x 10'7 (3.35 x 3.23m)
Bedroom 4	9'7 x 8'11 (2.92 x 2.72m)

Fox Spring Rise,
Edinburgh,
Midlothian, EH10 6NE



Approx. Gross Internal Area
1219 Sq Ft - 113.25 Sq M
Garage
Approx. Gross Internal Area
144 Sq Ft - 13.35 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised 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.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

