

Jardine Phillips
Solicitors • Estate Agents

COMISTON

21 COMISTON SPRINGS AVENUE
EH10 6LX



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EPC RATING: E

OFFERS OVER £550,000

PROPERTY DESCRIPTION

- Hallway with handy storage cupboard and stairs to the upper floor
- Bright bay windowed sitting room with stone feature fireplace & gas coal effect fire
- Spacious dining room with contemporary fire and French doors out to the rear garden – perfect for entertaining and with potential to knock through to the kitchen (subject to the usual consents)
- Galley kitchen with good range of light wood units & appliances and door to the garden
- Downstairs double bedroom two, quietly located to the rear overlooking the garden, with extensive fitted storage and a walk-in closet
- Second downstairs double bedroom with Edinburgh press, currently used as a study/guest room
- Family bathroom with bath with mains shower over, built in vanity sink unit, wc and fitted cupboards
- Upstairs principal bedroom with fitted wardrobes & dressing table and incredible hill top views



VIEWING

Sun 2-4pm or pls call

Jardine Phillips

0131 4466850





IMPECCABLY PRESENTED & MAINTAINED THREE BED DETACHED DORMER BUNGALOW WITH STUNNING FRONT & REAR GARDENS, A GARAGE AND OFF STREET PARKING

Located in the ever popular area of Comiston is this superb elevated property with beautifully presented accommodation comprising bay windowed sitting room, dining room with French doors to the garden, modern galley kitchen, contemporary bathroom, two double bedrooms downstairs together with upstairs principal bedroom with outstanding views, all surrounded by wonderful gardens, off street parking and a handy garage. Walkable into Morningside with its wide array of shopping & leisure facilities, access to great schools, wide open spaces on your doorstep and numerous bus services into the city centre, this would make an ideal home for a young family, professionals or downsizers.

AREA

Comiston is a very prestigious area in the south of the city, very close to Morningside which offers a wide range of supermarkets (including Waitrose and M&S Simply Food), speciality food stores, independent retailers, coffee shops, bars & restaurants. Local schooling is well-renowned and the property is in the catchment for Pentland Primary & St Mark's RC Primary Schools and Firrhill & St Thomas of Aquin's RC High Schools, and is walking distance to George Watson's. There are superb amenities a short walk, bus ride or drive away including a library, the very popular independent Dominion Cinema & Church Hill Theatre, and there are a good range of gyms/leisure facilities and golf courses very close by. The property is also well placed for lots of walks and open spaces including Braidburn Valley Park, Hermitage of Braid, Braid Hills and Blackford Hill & Pond and there is a children's swing park a few minutes' away. 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, electric hob, double oven, extractor fan, integrated fridge freezer and washing machine are included in the sale.

HOME REPORT VALUATION

£570,000

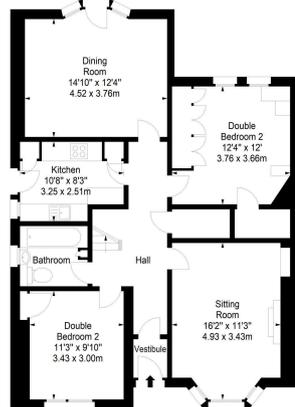


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|--------------|-----------------------------|
| Sitting room | 16'2 x 11'3 (4.93 x 3.43m) |
| Dining room | 14'10 x 12'4 (4.52 x 3.76m) |
| Kitchen | 10'8 x 8'3 (3.25 x 2.51m) |
| Bedroom 1 | 15'9 x 15'7 (4.80 x 4.75m) |
| Bedroom 2 | 12'4 x 12' (3.76 x 3.66m) |
| Bedroom 3 | 11'3 x 9'10 (3.43 x 3.00m) |

Comiston Springs Avenue,
Edinburgh,
Midlothian, EH10 6LX



Approx. Gross Internal Area
1225 Sq Ft - 113.80 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor

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.

