



24 Comiston Springs Avenue, Edinburgh, EH10 6LU

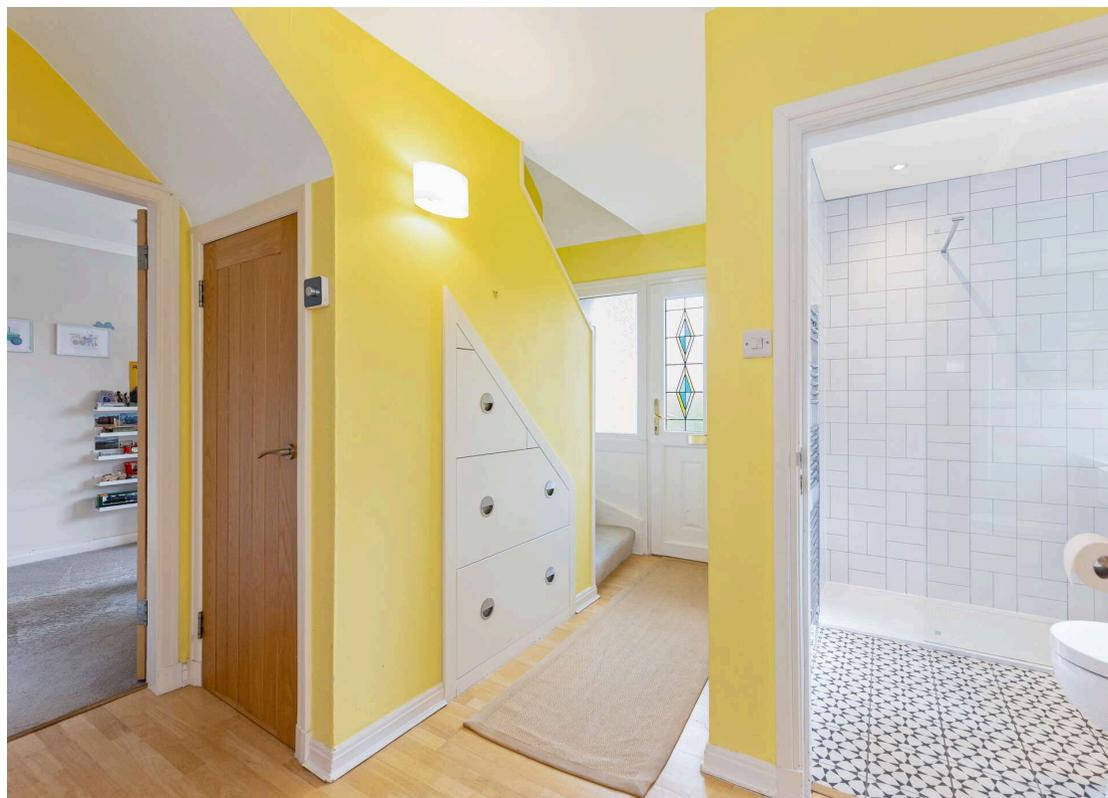


## Welcome

Welcome to Comiston Springs, situated within the highly desirable residential area of Comiston, this attractive three-bedroom semi-detached property offers spacious and versatile family accommodation complemented by a conservatory, single garage, driveway and beautifully maintained gardens to the front and rear. The property enjoys a peaceful setting within a well-established neighbourhood and is ideally suited to families and professionals seeking comfortable living with excellent access to local amenities, schools and transport links into Edinburgh city centre. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway with useful storage
- Living room with access to the conservatory
- Rear facing conservatory
- Fitted kitchen
- Three double bedrooms
- Family bathroom
- Shower room
- Gas central heating (newly installed boiler)
- Double glazing
- Single garage and driveway
- Playhouse and summerhouse
- Private gardens at the front and to the rear
- On street parking available







## Comiston

Comiston is a popular residential district located to the south of Edinburgh. The area is well served by a range of local amenities including shops, supermarkets, cafes and leisure facilities. Excellent schooling is available nearby and there are regular public transport services providing convenient access to the city centre and surrounding areas. The nearby Pentland Hills and numerous green spaces also provide excellent opportunities for outdoor recreation.

## Extras

Included in the sale are the integrated kitchen appliances, fridge, fixtures & fittings and curtains & blinds where fitted.





# Get in touch

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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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.