



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**10 Comiston Springs Avenue**

COMISTON, EDINBURGH, EH10 6LY

# THE LOCATION

This property sits in Comiston, within the heart of Morningside and west of the Braids, in a highly sought after residential area.

There is a selection of local amenities on Comiston Road, with a superb selection of independent specialist shops, high street shops, bars, cafés, restaurants and a Waitrose supermarket all can be found in Morningside.

Further afield, Straiton Retail Park is a short drive away, which includes a Sainsbury's and a Marks & Spencer food outlet.

A good selection of quality schools are available within the catchment from primary through to secondary level and in the private sector, George Watsons. For further education, two of Edinburgh Napier Universities main campuses are close by.

There are superb transport links, with regular bus services to the city centre and the City Bypass is a few minutes by car, offering quick easy access to the major road networks and Edinburgh International Airport.



# THE PROPERTY

An excellent opportunity has arisen to acquire this highly desirable five bedroom detached bungalow, making for an ideal family home while being well located within the popular Comiston area of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodation is in good decorative order, while briefly consisting of;

**Ground Floor:** entrance vestibule, leading into the internal hallway which has a walk-in utility cupboard and a bright and spacious sitting room with a feature gas fire, including surround and a bay window with double door access to the rear garden. The fully fitted kitchen benefits from an integrated 4 gas hob/oven, extractor hood, under-unit lighting and further access to the rear garden. There are also three double bedrooms, one of which is currently used as a dining room, another has an Edinburgh press cupboard and the third has double built-in mirrored wardrobes and a storage cupboard. The three-piece, partially tiled family bathroom benefits from an over-head shower.

**First Floor:** the spacious master bedroom has a dressing area, a Velux window and access into the eaves as well as a three-piece, fully tiled en-suite shower-room and the additional bedroom is currently used as a home office, with a further Velux window.

**Attic:** accessed via the landing, providing more than adequate additional storage space.

**Cellar:** stretching the footprint of the property, this space is accessed via the rear garden, from below the patio and is currently used as a workshop while offering the scope for conversion into a large utility and/or games room.

This property also benefits from; gas central heating, full double glazing, with the exception of the sitting room doors which is secondary glazed and private garden grounds to the front, side and rear of the property, including a split level garden to the rear with a large patio area.

Finally, there is a single drive, with gated entry, to allow for secure off-street parking, while there is more than adequate unrestricted on-street parking to accommodate for visitors.



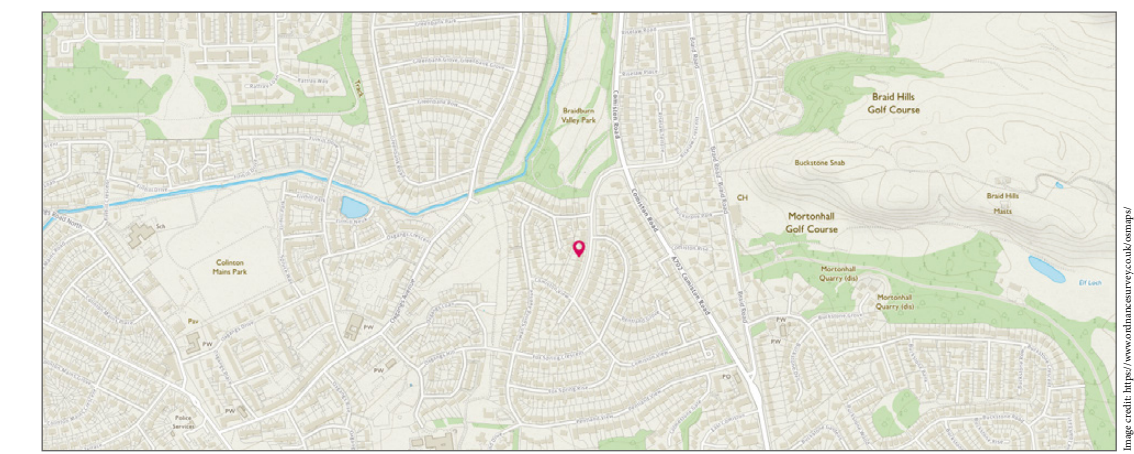


Approximate Dimensions (Taken from the widest point)

Floor	Room	Approximate Dimensions (m)	Approximate Dimensions (ft)
Ground Floor	Sitting Room	4.53m	14'10"
	Kitchen	5.60m	18'4"
	Bedroom 2	3.78m	12'5"
	Bedroom 3	3.48m	11'5"
	Bedroom 5/ Dining Room	4.39m	14'5"
	Bathroom	2.14m	7'
First Floor	Bedroom 1	7.50m	24'7"
	En-suite	1.60m	5'3"
	Bedroom 4	4.80m	15'9"

Gross internal floor area (m<sup>2</sup>): 124m<sup>2</sup> | EPC Rating: E

Extras (Included in the sale): Fridge/freezer, washing machine, dishwasher, home office furniture and all fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.






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