



FOX SPRING CRESCENT

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 Watson's. 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.



FOX SPRING CRESCENT

An excellent opportunity has arisen to acquire this highly desirable four 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.

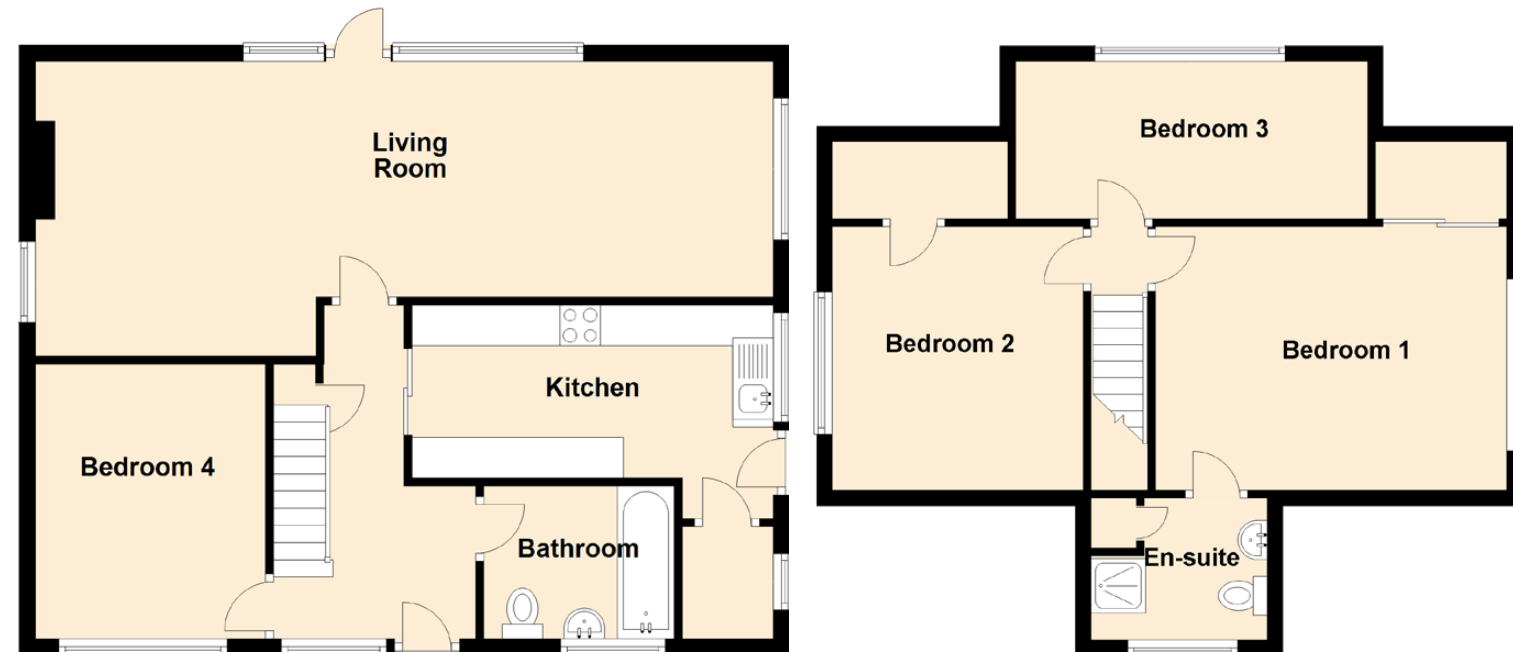
Internally this accommodation is in good decorative order, while briefly consisting of; Ground Floor: entrance hallway including an under-stair storage cupboard, an open plan, dual aspect lounge/diner with a feature gas fire including surround and access to the rear garden and a fully fitted, partially tiled kitchen which benefits from an integrated 4 gas hob, extractor hood, double oven/grill, fridge/freezer, under-unit lighting, a walk-in utility

cupboard, which also houses the boiler and access to the side garden. There is also a double bedroom, which is currently used as a family room and a three-piece, fully tiled family bathroom with a hand-held shower.

First Floor: a spacious master bedroom with double built-in mirrored wardrobes, access to the eaves and a three-piece, fully tiled en-suite shower room with a corner shower cubicle and built-in storage. There are also two further double bedrooms, one of which has a built-in wardrobe and provides further access to the eaves. Attic: partially floored and accessed via the landing, providing more than adequate additional storage space.



FOX SPRING CRESCENT

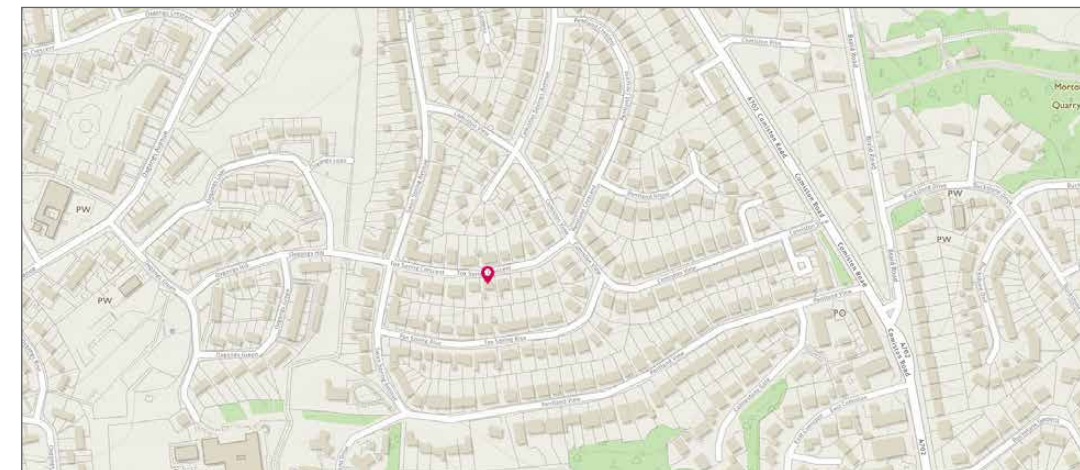
BEDROOMS
& BATHROOMS

Approximate Dimensions
(Taken from the widest point)

Living Room	8.85m (29') x 3.63m (11'11")
Kitchen	4.45m (14'7") x 2.63m (8'8")
Bedroom 1	4.50m (14'9") x 3.40m (11'2")
Bedroom 2	3.40m (11'2") x 3.24m (10'8")
Bedroom 3	4.37m (14'4") x 2.02m (6'8")
Bedroom 4	3.38m (11'1") x 3.22m (10'7")
Bathroom	1.97m (6'6") x 1.80m (5'11")
En-suite	2.26m (7'5") x 1.82m (6')

Gross internal floor area (m²): 62m²

EPC Rating: C





This property also benefits from gas central heating, full double glazing, private garden grounds surrounding the property, including a sunny south facing the rear garden and a single detached garage as well as a single driveway to accommodate for secure off-street parking for up to three cars. There is also more than adequate on-street parking to accommodate for visitors.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
SEAN NICOL
 Surveyor



Professional photography
ROSS MCBRIDE
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer