

# ALLINGHAM&CO

traditional values | modern practice

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espc

14 Swan Spring Avenue, EDINBURGH, EH10 6NJ  
1 RECEPTION | 2 BEDROOMS | 1 BATHROOM | EPC: C

### Location

Comiston is an extremely popular residential area, which lies about four miles south of the city centre, to which there are excellent public transport services. In addition, the city by-pass may be reached in less than ten minutes and provides a swift and easy link with the east and west sides of the city, the A1 south, Edinburgh International Airport and the central motorway network.

The surrounding area is pleasantly green belt with the Braid Hills, Braidburn Valley, several golf courses and the wonderful open spaces of the Pentland Hills Regional Park all within close proximity. Close to the Winter Sports Centre at Hillend and a Climbing Centre at Fairmilehead.

Neighbouring Morningside plays host to an excellent range of small independent shops, as well as a Marks & Spencer food outlet and a large branch of Waitrose. Here, there are also a number of popular restaurants, cafes and bars. The local schools have an excellent academic reputation and in the private sector George Watson's and George Heriot's are readily accessible.

### Accommodation

- Lounge leading to Dining Room
- Kitchen
- Bathroom
- Two Double Bedrooms
- Single Garage

### Home Report

Please visit: [www.allingham.co.uk](http://www.allingham.co.uk) or [www.espc.com](http://www.espc.com)

### Price and Viewing

For current price and viewing details, please visit [espc.com](http://espc.com) or [www.allingham.co.uk](http://www.allingham.co.uk) or telephone Allingham & Co on 0131 447 9341.





### General

This two bedroom end terraced villa with garage is located in the much sought after area of Comiston in Edinburgh. The property has well-proportioned rooms over two levels. The property benefits from having full gas fired central heating. There are well-kept gardens to the front, side and rear.

The accommodation comprises: Hall with under stair cupboard, good-sized lounge leading through to the dining area which opens out onto the rear garden, electric fire with surround and hearth, fitted kitchen with base and wall mounted units and ample worktop space, window to front and door out to the side garden, electric hob, oven and cooker hood. Carpeted staircase gives access to the upper hall with hatch to loft space, double bedroom with two windows to the front, double bedroom to the rear with views over garden, family bathroom with three piece suite.

### Extras

All carpets, floor coverings and light fittings throughout; curtains in the lounge and back bedroom, electric hob, oven, cooker hood, integrated fridge and freezer and blinds in the kitchen; electric fire in the lounge



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## ALLINGHAM & CO OFFICES

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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



House approx 72.5m<sup>2</sup>  
Garage approx 14.2m<sup>2</sup>

