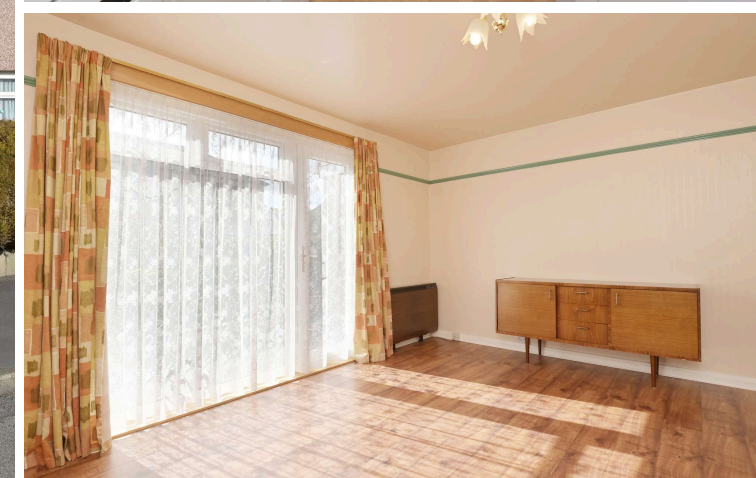


ALLINGHAM&CO

traditional values | modern practice

Telephone: 0131 447 9341
Email: property@allingham.co.uk



24 Fox Spring Crescent, Edinburgh, EH10 6NB
2 RECEPTIONS | 2 BEDROOMS | 1 BATHROOM | EPC: F

Location

This two bedroom, lower villa flat is situated in Comiston, an extremely popular residential area lying just 3 miles to the South of the city centre.

The area has a number of local shops including a newsagents, a pharmacy, and café at Buckstone Terrace with Tesco, Aldi and Morrisons all only a short drive away. Morningside is also nearby and offers a wide variety of highly regarded independent shops and stores.

Within 10 minutes' walk, the Braid Hills offer superb opportunities for recreation with golf course, open parkland and excellent views over the city, while the neighbouring Hermitage of Braid is an ideal spot for quiet woodland walks. The Pentland Hills Regional Park offers a variety of outdoor pursuits along with Hillend Ski Centre.

Regular local bus services offer swift access to the city and surrounding areas and by car the city bypass is close at hand connecting quickly to Edinburgh International Airport and the central motorway network

Home Report

Please visit: www.allingham.co.uk or www.espc.com





Accommodation

Entrance hallway

Living room

Dining room/bedroom 3

Kitchen with built in hob and ovens, fridge/freezer, washing machine and dishwasher: these items are believed to be in good working order though their condition cannot be warranted

2 Bedrooms

Bathroom with shower, WC and washbasin

Extra Features

Double glazing

Driveway

Gardens to front and rear



Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.

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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

