



3 Swan Spring Avenue, Edinburgh, EH10 6NL  
OFFERS OVER £340,000







Situated in the prime residential location of Comiston this well-presented three-bedroom semi-detached property with gardens and garage is an ideal opportunity for a comfortable family home. The front door is accessed via an attractive terraced front garden and opens out into a light-filled and carpeted hallway with a neutral décor. To the left of the hallway lies the exceptionally spacious living/dining room which offers a delightful dual-aspect of both the front and rear gardens and along with a tasteful interior has a living flame gas fire. Opposite the living/dining room is a bright and well-laid out fitted kitchen with rear garden access. It features light oak-effect wall and floor units, grey worktops, and splashback alongside an extractor hood, hob, and oven.



MONARCH  
LEGAL







Returning to the hallway, carpeted stairs take you to an airy landing where there are three appealing bedrooms, two with built-in storage. These bedrooms, two a double and one a large single share a modern fully tiled bathroom with a quality three-piece white suite comprising WC, washbasin, and bath with wall-mounted shower. The property enjoys ample storage on both floors.



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Externally the enclosed rear garden boasts a manicured lawn and neat borders, and there is a paved driveway and single-car garage to the front. Gas central heating and double glazing means the house is warm all year round. Swan Spring Avenue is in walking distance of Colinton Mains Park, Braidburn Valley Park, and the local primary school.



3 SWAN SPRING AVENUE, EH10 6RL  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 919 SQ FT / 85 SQ M  
 GARAGE 162 SQ FT / 15 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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**Comiston** is a sought-after area of Edinburgh given its access to excellent amenities and green spaces. Daily shopping needs are met on nearby Buckstone Terrace which includes a convenience store whilst Morningside Road is a ten-minute drive and has an array of independent retailers, bars, cafés, and restaurants, along with a Waitrose and Marks and Spencer Simply Food. There is also an Asda at Chesser and it is ideally located for Straiton Retail Park. Leisure pursuits are in abundance from walks at Braidburn Valley Park and Colinton Mains Park to golfing at Braid Hills Golf Course, tennis at Craiglockhart Leisure and Tennis Centre, and something even more energetic at Midlothian Snowsports Centre. Well-regarded schooling is provided locally from primary to secondary. Regular bus services take you into the city centre and it is ideally placed for the City Bypass.

## Get in touch



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## Video Tour



## Misrepresentations

The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.