



5 Swan Spring Avenue,
Comiston, Edinburgh, EH10 6NL

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Reception hall with understairs storage.
- Attractive & generously proportioned living room with feature wood burning stove.
- Patio doors into sunroom with patio doors to rear garden.
- Double doors to extended modern fitted dining kitchen with appliances.
- Outer hallway with access to WC.
- Door leading out to covered area with access to garage & rear garden.
- Upper landing.
- Two good sized double bedrooms - one with built in mirrored wardrobes.
- Single bedroom with fitted furniture (currently used as a home office).
- Contemporary fitted shower room.
- Access to attic conversion with a further double bedroom with fitted storage (used as a snug).
- Open outlook to front & rear from attic conversion.
- Gas central heating.
- Double glazing.
- Private landscaped garden to front.
- Driveway for two cars leading to good sized garage.
- Well maintained enclosed split levelled garden at rear.
- Unrestricted on street parking.



GENERAL DESCRIPTION

An extended semi-detached villa situated in the sought after Comiston district of the city, a short journey to the south of Edinburgh City Centre and close to an excellent range of local amenities. The property would make an ideal family home in a great location.

COUNCIL TAX BAND
TRAIN STATION

F.
APPROXIMATELY 3.4 MILES TO HAYMARKET TRAIN STATION.
APPROXIMATELY 2.4 MILES TO SLATEFORD TRAIN STATION.

AIRPORT
BUSES

APPROXIMATELY 9 MILES TO EDINBURGH AIRPORT.
WITHIN 300 METRES.

LOCATION

Comiston is a very sought after area in the south of the city which offers a wide range of local supermarkets including Morrisons & Aldi. Further shopping and amenities are available a short drive or bus ride away in nearby Morningside, which has Waitrose and M&S Simply Food, independent retailers, speciality food stores, coffee shops, bars & restaurants. Straiton Retail Park is also a short drive away with its wide range of retail outlets. Local schooling is well renowned and the property is in the catchment for Pentland & St Marks RC Primary Schools and Firrhill & St Thomas of Aquin's RC High Schools. There are superb amenities a short distance away, including a library, the very popular independent Dominion Cinema & Church Hill Theatre, together with a good range of gyms/leisure facilities and golf courses. The house is also very well placed for lots of walks and open spaces including the Pentland Hills, Fairmilehead Park, Hermitage of Braid, Braid Hills and Braidburn Valley Park. There is easy access into town, via the numerous bus services, and out of town to the city bypass and the motorway network beyond.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, DOUBLE OVEN, COOKER HOOD, DISHWASHER, AUTOMATIC WASHING MACHINE AND FRIDGE/FREEZER. THERE WILL BE NO GUARANTEES GIVEN FOR ANY WHITE GOODS. THE SUMMER HOUSE, GREENHOUSE AND TWO WOODSHEDS IN THE REAR GARDEN WILL ALSO BE INCLUDED IN THE FOR SALE PRICE.





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Approx. Gross Internal Area
1774 Sq Ft - 164.80 Sq M
(Including Garage & Lean To)
For identification only. Not to scale.
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ENERGY PERFORMANCE
CERTIFICATE RATING D



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Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.