



# 45 Swan Spring Avenue

Comiston, Edinburgh, EH10 6NA

  
northwood





This three-bedroom semi-detached house enjoys a peaceful residential setting just four miles from the heart of the city, close to open green spaces, a wide range of shops, and the bypass for swift travel elsewhere. The property sits within attractive gardens that are sunny and secure to the rear, whilst an attached garage and driveway provide multi-car private parking. Now requiring some modernisation, it represents a fantastic opportunity to create a personalised family home in one of the capital's most desirable suburbs.

Behind the front door, a bright entrance hall (with storage) flows into the sizeable reception room. This main living area spans the full depth of the property with a bright dual-aspect and handsome wood-toned flooring. It incorporates a comfortable sitting area with a cosy open fire, plus a sunny area for seated dining with a handy serving hatch from the neighbouring kitchen. Accessible from the hall, the bright kitchen comes fitted with tasteful panel-effect cabinets and good counter space. Additionally, there is an integrated oven and gas hob, a freestanding washing machine, a dryer, and a fridge. Leading off the kitchen and completing downstairs is a south-facing conservatory suitable for numerous purposes, including a summer sitting or dining area, a bright home office, or a playroom.

- Exclusive suburban address
- Appealing upgrading opportunities
- Spacious semi-detached house
- Bright entrance hall with storage
- Spacious dual-aspect living/dining room
- Bright classically styled kitchen
- Sunny multi-purpose conservatory
- Two double bedrooms with storage
- One single bedroom
- Bright bathroom with shower-over-bath
- Double glazing and gas central heating
- Delightful gardens, south-facing and enclosed to the rear
- Private two-car driveway
- Attached single garage
- EPC Rating - E









**“Bright classically styled kitchen and a sunny multi-purpose conservatory”**











On the first floor, a naturally-lit landing affords access to two double bedrooms and a single bedroom. The principal bedroom benefits from a mirrored fitted wardrobe and leafy hill views. Built-in storage also features in the second double bedroom and on the landing. Finally, a bright bathroom boasts a shower-over-bath and full neutral tilework. Gas central heating and full double glazing establish a warm environment in the home.

Externally, the property is complemented by lawned gardens with leafy shrubbery borders, with the south-facing rear garden reassuringly secure for children and pets. A private two-car driveway and an attached single garage provide ample off-street parking.

Extras: All fitted floor and window coverings, light fittings, and integrated/freestanding kitchen appliances are included in the sale.





## Comiston, Edinburgh

Situated on Edinburgh's desirable south side, just below exclusive Morningside, Comiston promises the best of both worlds: a tranquil, leafy setting within easy reach of the city centre. Popular with families and city professionals alike, Comiston is characterised by its areas of natural beauty, namely Braidburn Valley Park and Hermitage of Braid and Blackford Hill Local Natural Reserve. An extension of Morningside, Comiston enjoys access to an excellent range of everyday services and amenities along Comiston Road and Morningside Road, which is home to a diverse blend of high-street stores and independent retailers, supplemented by supermarkets. There are also fantastic sports and leisure facilities in the vicinity, particularly for golf enthusiasts, who are spoilt for choice with no fewer than five prestigious clubs nearby. Comiston is within the catchment area for outstanding schools in both the public and private sectors. Owing to its location south of the city centre, Comiston is within minutes' drive of Edinburgh City Bypass and benefits from convenient links to the M8/M9 motorway network and Edinburgh International Airport. The area is also served by comprehensive public transport links and cycling routes into the city centre.



# Floorplan

