



Thorntons 
The right way to move

36 Fox Spring Rise Comiston,

Edinburgh EH10 6NE





Summary

Situated in a leafy setting with easy reach of Edinburgh, this well-presented two-bedroom lower villa comes with neutral interiors and spacious accommodation. Home now requires a degree of modernisation yet boasts a sun-filled living and dining area with a fireplace, an attractive fitted kitchen with contemporary cabinetry, a carpeted main bedroom with fitted wardrobe space and a second versatile double bedroom. Completing the accommodation is a modern shower room. Externally, the property enjoys private gardens to the front and rear, a paved driveway and easy access to excellent amenities, transport links and green space.

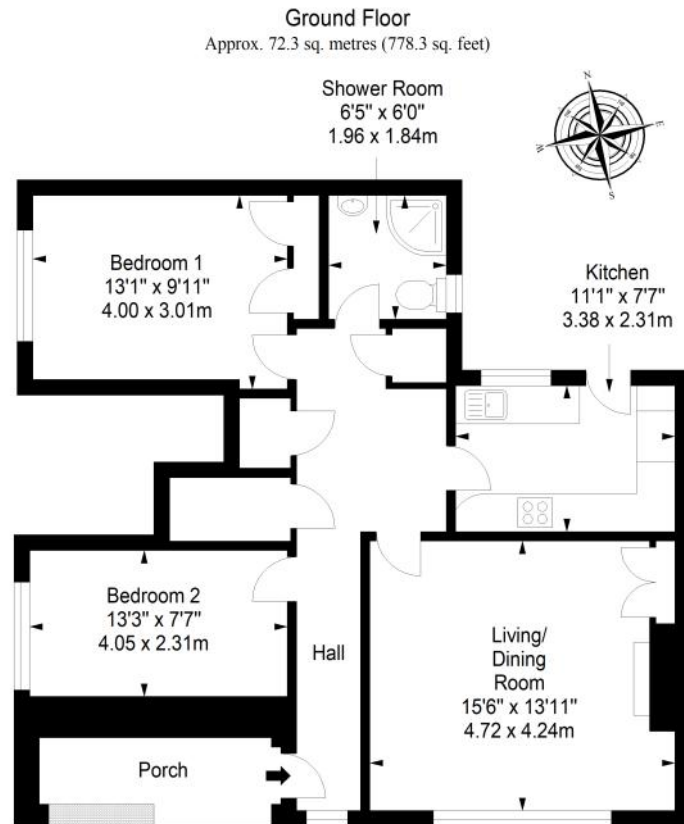
Extras: all fitted floor and window coverings, light fittings and kitchen appliances are included in the sale.

Features

- Well-presented lower villa
- Leafy location of Comiston
- Exciting modernisation opportunity
- Neutral interiors, in move-in condition
- Entrance hall with storage
- Sunny living/dining room with fireplace
- Galley-style kitchen
- Double bedroom with wardrobe
- Versatile second bedroom
- Contemporary shower room
- Well-kept garden grounds
- Double driveway parking
- GCH and double glazing



Floorplan



Total area: approx. 72.3 sq. metres (778.3 sq. feet)

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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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