



22 Swan Spring Avenue
Edinburgh
EH10 6NJ



Home Report
Value:£450,000



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22 Swan Spring Avenue
Comiston,





description

Stunning, semi detached family home in a popular residential location. Beautifully modernised, this stylish home offers exceptional family accommodation in an excellent location, ideal for commuting into the City Centre or to the South or West via the city by-pass. The accommodation comprises entrance hall with wood style flooring and understair storage cupboard, gorgeous open plan sitting room / dining room / fitted kitchen - the sitting area has a feature electric fireplace and window overlooking the front garden, the fitted kitchen has been beautifully fitted with a range of modern wall and base units and the dining area has a set of large patio doors to the fabulous rear garden. On the upper floor the master bedroom has an extensive range of open wardrobes and natural floorboards, a second double bedroom to the rear overlooking the rear garden and beyond, a single bedroom with fitted wardrobe and a modern refitted bathroom with white suite and matte black fittings. There is good storage throughout including an attic and the garage has been converted into a home office. The mature south west facing rear garden offers a lawn area, herbaceous borders, patio and raised composite decking area and there is a garden to the front and a monoblock driveway to the side, providing off street parking for two vehicles. Overall, this is a superb family home, offered for sale in move in condition, which must be viewed to be fully appreciated.

accommodation

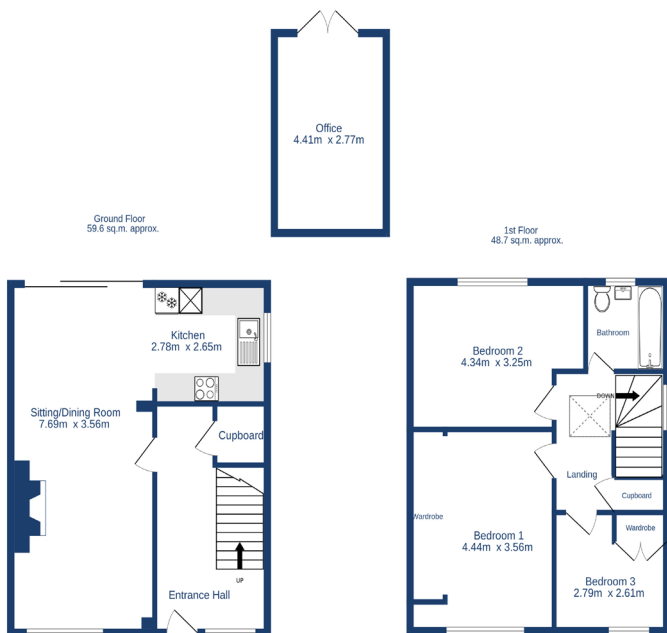
- Entrance hall
- Open plan sitting room / dining room / fitted kitchen
- Master bedroom with fitted wardrobes
- Two further bedrooms
- Bathroom
- Home office (converted garage)
- Driveway for two vehicles



additional information

Items to be included in the price:
Fitted floor coverings, ceiling light fittings, integrated kitchen appliances





TOTAL FLOOR AREA: 108.3 sq.m. approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Measure (12/22)



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