



18 Comiston View,  
Comiston, Edinburgh, EH10 6LP

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GILLESPIE MACANDREW

**For price and viewing information please visit  
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- Entrance vestibule.
- Reception hall with storage.
- Attractive & generously proportioned bay living room/dining room.
- Feature fireplace.
- Modern fitted kitchen with appliances.
- Door with access to side of property.
- Family room with wood burning stove.
- Patio doors to conservatory.
- French doors from conservatory with access to rear garden.
- Two spacious double bedrooms on ground level.
- Contemporary fitted shower room on ground level.
- Upper landing.
- Two further bedrooms on upper level.
- Bathroom with electric shower over bath on upper level.
- Fabulous views from upper level to rear.
- Private garden to front.
- Good sized enclosed garden at rear.
- Driveway leading to garage with parking for up to two cars.
- Unrestricted on-street parking.
- Gas central heating.
- Double glazing.



# GENERAL DESCRIPTION

A superb extended detached bungalow situated within the highly regarded Comiston district of the city, a short journey to the south Edinburgh City Centre and close to an excellent range of local amenities. The property would make an ideal family home in a fabulous location.



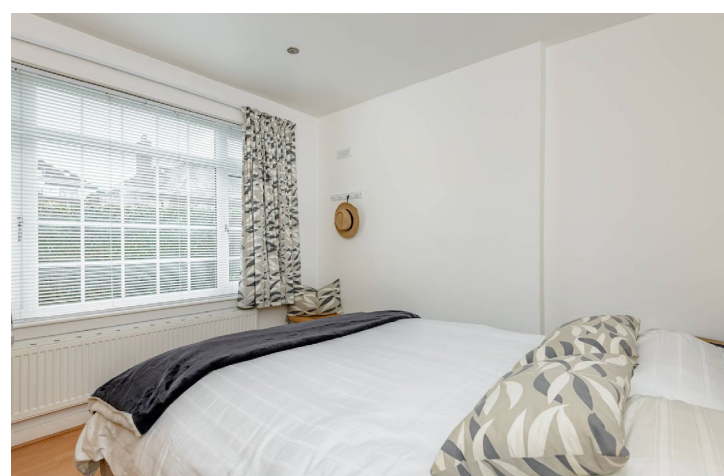




## LOCATION

Comiston is a sought after area in the south of the city, with excellent transport links to Morningside and its wide range of supermarkets (including Waitrose and M&S Simply Food), independent shops, speciality food stores, coffee shops, bars and restaurants. Local shopping is available at the nearby Buckstone shops and larger supermarkets at Hunters Tryst, Colinton and Straiton Retail Park. The property is in the catchment for Pentland Primary School and St Mark's RC, Firrhill High School along with St Thomas of Aquins. There are a wide range of amenities available a short distance away, including a library, the very popular Dominion Cinema and Church Hill Theatre. There are amazing walks and open spaces nearby including the Pentland Hills, Fairmilehead Park, Braid Hills and the Mortonhall Estate. There are also plenty of golf courses in the vicinity, together with Midlothian Snowsports Centre. Numerous bus services run from the main road into the city centre and there is easy access to the city bypass & 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, FRIDGE/FREEZER, DISHWASHER, AND AUTOMATIC WASHING MACHINE. THE WARDROBES WITHIN THE FRONT BEDROOM UPSTAIRS AND THE FRONT BEDROOM DOWNSTAIRS WILL BE INCLUDED WITHIN THE FOR SALE PRICE. THE GARDEN SHED/SUMMER HOUSE WILL ALSO BE INCLUDED WITHIN THE FOR SALE PRICE WHILE THE FRIDGE/FREEZER WITHIN THE GARAGE MAY BE AVAILABLE FOR NEGOTIATION.



**COUNCIL TAX BAND F.**

**TRAIN STATION** APPROXIMATELY 3.4 MILES TO HAYMARKET TRAIN STATION.

**AIRPORT** APPROXIMATELY 9.7 MILES TO EDINBURGH AIRPORT.

**BUSES** WITHIN 200 METRES.



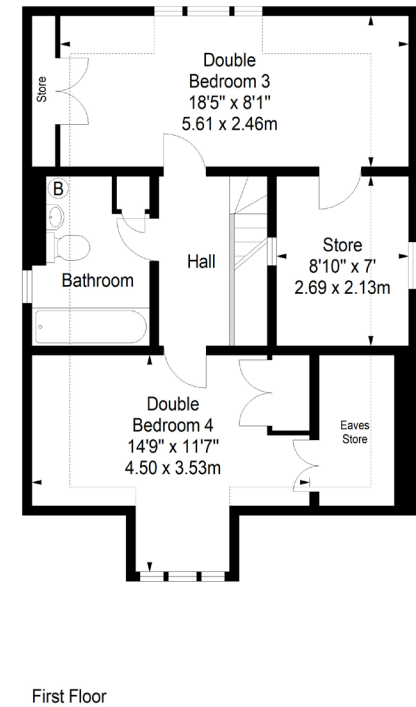
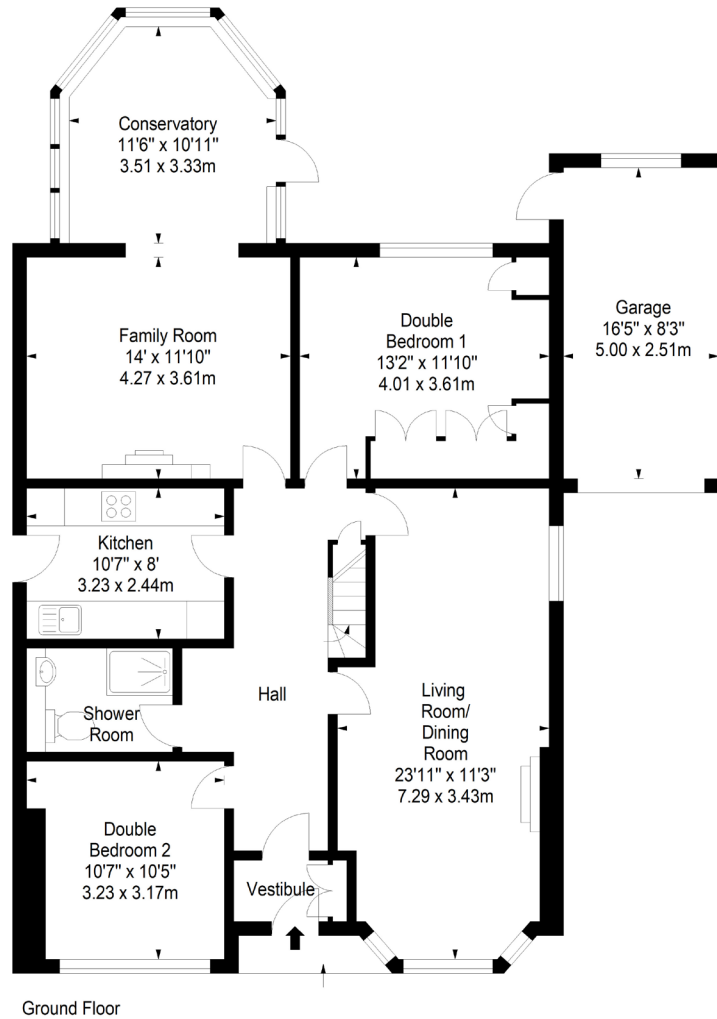


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Approx. Gross Internal Area  
1651 Sq Ft - 153.38 Sq M  
Garage

Approx. Gross Internal Area  
136 Sq Ft - 12.63 Sq M  
For identification only. Not to scale.  
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**WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://GILLESPIEMACANDREW.CO.UK/PROPERTIES)**

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