

INVER LODGE

63 PENTLAND TERRACE, COMISTON, EDINBURGH, EH10 6HG

Inver Lodge sits at the centre of peaceful, mature gardens within gated grounds of approximately 0.33 acres, which include outstanding secure parking. It is well connected to the city centre and bypass, making travel and commuting from this desirable part of Edinburgh exceptionally convenient. The spacious interiors are designed for family (and potential multi-generational) living, featuring six bedrooms, two shower rooms, a bathroom, and sun-filled areas for relaxation, dining, entertaining, and working from home.





— The property expert behind the personalised service

MARK CULLERTON

Mark Cullerton is a highly respected figure in the Scottish property industry, renowned for his exceptional market acumen and unwavering commitment to integrity. With over 35 years of experience, he has built a loyal client base who value his unrivalled industry expertise and transparent, straightforward approach. Since its founding in 2017, Cullerton's Estate Agents & Property Consultants has earned multiple top industry awards—a testament to the bespoke, highly personalised service that Mark and his team provide across all aspects of property sales.

Mark Cullerton

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Attractive and flexible two-storey home

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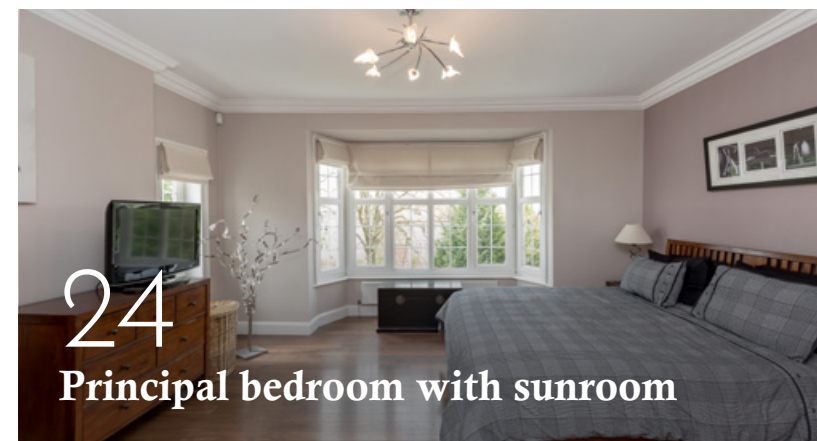
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Property Name

Inver Lodge

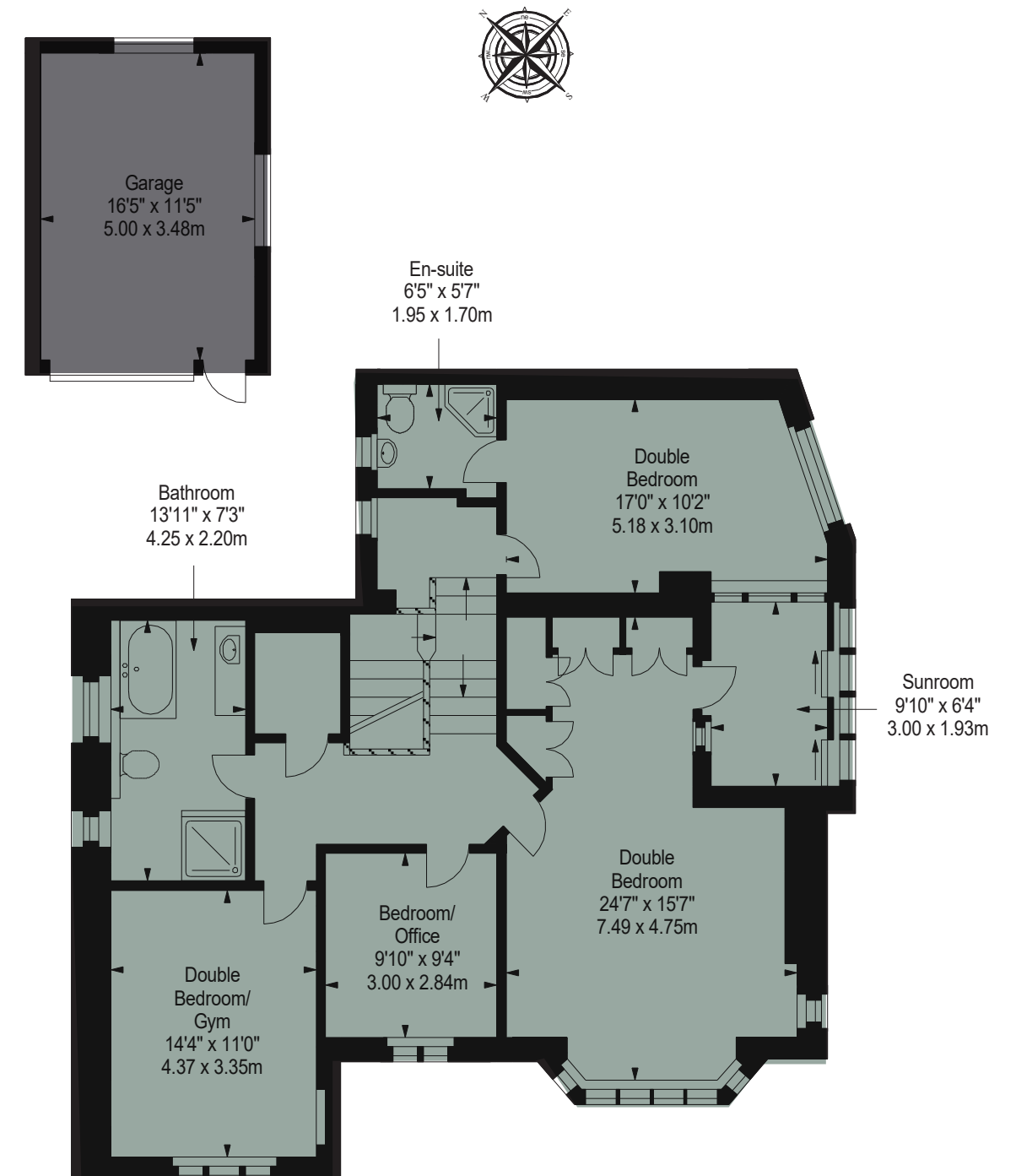
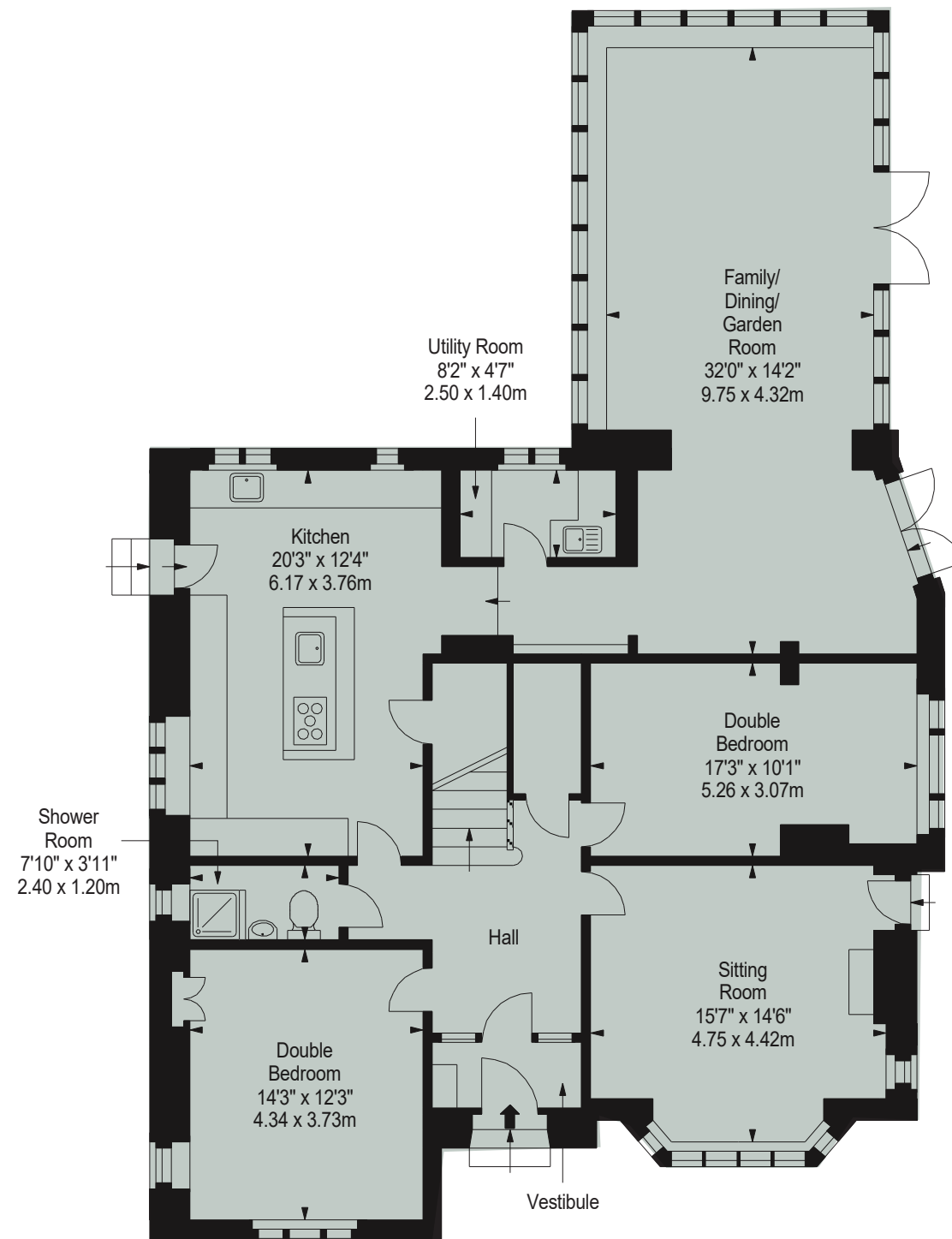
Location

63 Pentland Terrace, Comiston, EH10 6HG

Approximate total area:

2841 sq. metres (263.93 sq. feet)

- Ground Floor - First Floor -Externals



A REFINED SUBURBAN SANCTUARY

in leafy Comiston

This enchanting six-bedroom detached home is nestled in one of Edinburgh's most exclusive suburbs, prized for its local amenities, top-performing schools, and excellent travel connections. Leafy Comiston offers a peaceful setting at the edge of nature, with the 149-acre Hermitage of Braid, Blackford Hill Nature Reserve, Braid Hill and Pentland Hills just minutes away, providing a scenic backdrop to this impressive period residence.

Inside, the generously proportioned home combines classical elegance with sympathetic modern styling, offering flexible spaces tailored to evolving family needs. Multiple reception areas create a sociable environment and include a stunning garden room.



SUBSTANTIAL DETACHED FAMILY HOME

GENERAL FEATURES

- Highly desirable suburban address, close to Braid Hill
- Catchment area for top-performing schools
- Substantial detached family home
- Attractive and flexible two-storey interiors
- EPC Rating TBC | Home Report value - £TBC

ACCOMMODATION FEATURES

- Entrance vestibule and hall with storage
- Southwest-facing sitting room with living-flame fire and garden access
- South-facing open-plan dining room and family/garden room with patio doors
- Bright and stylish breakfast kitchen, open to the dining room with garden access
- Principal bedroom with bespoke storage and sunroom
- Four further versatile double bedrooms (two ground-level)
- Bedroom six/home office
- Two shower rooms (one en-suite, one ground level)
- Luxury four-piece family bathroom
- Practical utility room off the kitchen
- Gas central heating and full double glazing

EXTERNAL FEATURES

- 0.33-acre wrap-around secure plot
- Beautiful mature gardens and a large suntrap terrace
- Summerhouse (with power) and a useful shed
- Envious outlook to Braid Hill
- Generous driveway with electric gates
- Detached single garage



A southwest-facing, bay-fronted sitting room greets you at the front. Its oak-style flooring and period-style fireplace with a living flame fire create a warm, characterful welcome.

RECEPTION ROOMS



AMPLE SPACE

*for family activities,
entertaining guests and
quiet remote work*

At the rear, a series of connected spaces form the heart of the home. A stylish kitchen flows into a formal dining room, open to a relaxed family area within the statement garden room. South-facing with double French doors to the garden, it's the ideal space for everyday living and year-round entertaining.

Additionally, a versatile home office/sixth bedroom on the first floor enjoys south-facing light — an inviting space for productive home working.





Bright, well-appointed

CONTEMPORARY KITCHEN

The kitchen, designed in rich oak tones, benefits from ample natural light and garden access. A central island offers breakfast seating, while sleek cabinetry houses semi- and fully integrated appliances, including a Miele double oven and microwave, induction hob with downdraft extractor, dishwasher, and American-style fridge-freezer. For added practicality, there is a larder and a bright utility room next door serves as a discreet laundry space with a freestanding washing machine.







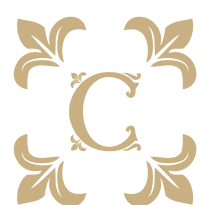
THE BEDROOMS

SPACIOUS AND ADAPTABLE

— *one with a tranquil sunroom*

Five double bedrooms and one single bedroom are spread across both levels, offering versatility, including for guest use or multigenerational living. All enjoy tranquil garden views and elegant décor, whilst three boast lovely views of the Penland Hills. Ground-floor bedrooms offer charming touches, one of which features an octagonal window and a traditional fireplace.





THE PRINCIPAL

With bespoke storage and sunroom

The principal bedroom is bay-fronted and features a fitted dressing area, as well as private access to a south-facing sunroom with picture-perfect views. The sunroom boasts fully opening and sliding windows, creating a beautifully tranquil indoor-outdoor space.

Three bright bath/shower rooms include: an en-suite shower room upstairs, a first-floor family bathroom with bath and shower, and a ground-floor shower room serving two ground floor bedrooms.





Mature enclosed gardens

OFFERING A SENSE OF SECLUSION



Verdant gardens surround the home, with established trees lining the gated perimeter to ensure privacy while allowing views of Braid Hill. Manicured lawns, colourful shrubbery, fruit trees, and secluded terraces — including a large south-facing area — are joined by a useful shed and a multi-use summer house with power.



GENEROUS DRIVEWAY

With electric gates

Electric double gates open to a large mono-block driveway and a detached single garage, offering ample private parking for yourself and your guests.

COMISTON, EDINBURGH

Popular with families and city professionals alike, Comiston is characterised by its areas of natural beauty, namely Braid Hill, Braidburn Valley Park, The Pentland Hills, Hermitage of Braid and Blackford Hill Local Natural Reserve.



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. 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.

"..fantastic sports and leisure facilities in the vicinity, particularly for golf enthusiasts..."



SCHOOLS

State Schools: St Peter's RC and South Morningside Primary Schools, St Thomas of Aquin's RC and Boroughmuir High Schools

Independent Schools: George Watson's College, Merchiston Castle School, George Heriot's School, St. George's School for Girls, Fettes College

CULTURE

Dominion Cinema - Morningside, Edinburgh Corn Exchange, city centre arts venues

SHOPPING

Bustling shopping parade in neighbouring Morningside, Straiton Retail Park (10-minute drive)

#1

A SUBURBAN IDYLL
ENJOYING OUTSTANDING
NATURAL BEAUTY

LOCATION



Exclusive suburb, 3.5 miles from the city centre

TRANSPORT



Bus – 11, 15, N11, N16

Tram Stop – Haymarket (2.8 miles)

Train Station – Edinburgh Haymarket (2.8 miles)

Airport – Edinburgh International (8.5 miles)



SPORTS

Craiglockhart Leisure and Tennis Centre, Mortonhall Tennis Club, numerous local golf clubs

FOOD & DRINK

Within walking distance of a delightful selection of cafés, takeaways, cosy pubs, and international eateries.

PARKS

Hermitage of Braid and Blackford Hill Local Nature Reserve, local public parks, Pentland Hills

— *Where truly bespoke service is the cornerstone of our ethos*

WELCOME TO CULLERTON'S

At Cullerton's, every client enjoys the dedicated expertise of a seasoned consultant who personally oversees the sale or purchase of their property from inception to completion—without exception.

Whether buying, selling, developing, or investing, we provide unwavering representation at every stage. Our distinguished team of consultants, coupled with our multiple award-winning service, is further enhanced by the finest marketing materials in the Scotland — ensuring our clients gain a distinct advantage in an ever-evolving international property market.

To discover how our bespoke, high-level service can best assist you, we warmly invite you to visit our office on St Stephen Street, Stockbridge. Alternatively, for a discreet and confidential consultation, one of our consultants would be delighted to meet with you at a time of your convenience.

— *Contact us*

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— *Property Consultants*

MARINA FERBEJ



TERRY THOMSON



For further information on this property, or to arrange a viewing, contact Marina or Terry, who will both be delighted to assist you.

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— *About Marina*

Marina is a dedicated Real Estate Consultant, with over five years of experience in real estate and 29 years in the hospitality and travel industry—where she successfully ran her own business—Marina brings a wealth of expertise and a personal touch to every buying and selling transaction.

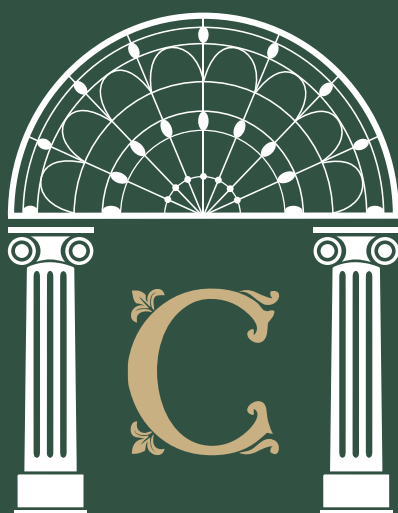
A lifelong resident of Edinburgh, Marina enjoys travelling, both in Scotland and abroad. She loves walks with Betty, her Cockapoo, and dining out with family and friends, especially weekend breakfasts at Patina. Of Italian and Ukrainian descent, Marina's rich heritage adds depth to her personable approach.

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— *About Terry*

With extensive experience in property, portfolio management, and real estate, Terry possesses in-depth market knowledge and a keen understanding of the industry. In addition, his 28-year career as an MD for a retail company, and years in the construction industry have further enhanced his expertise in real estate development and management.

Beyond work, Terry lives in Edinburgh and enjoys golf, football, and paddle tennis, as well as performance drives with fellow Porsche enthusiasts. A lover of fine dining, his favourite spots include Dishoom and Cool Jade, and he relishes socialising with his wide circle of friends and neighbours.



CULLERTON'S

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SCAN TO DISCOVER MORE

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