



30 Comiston View

Comiston

Edinburgh

EH10 6LP







Spacious detached bungalow with driveway, garage and large mature private garden set in the popular residential district of Comiston. Comiston is a popular residential area a few miles south of the City Centre. Morningside and nearby Bruntsfield offer a wide range of local and specialty shopping, as well as the privately owned Dominion Cinema and an excellent choice of restaurants and bars. The adjoining Braidburn Valley Park is a popular recreational area and the extensive Pentland Hills Country Park is situated nearby at Hillend, also home to Midlothian Snowsports Centre. There are also well regarded golf courses in the area.



The City Centre is easily accessible by car or by excellent public transport services from Pentland Terrace. A short drive south takes you to the Edinburgh city bypass offering rapid access to the Gyle Business Park, Royal Bank Headquarters at Gogar, Edinburgh International Airport, and the M8 and M9 Motorways.

The house offers flexible family accommodation and is in good decorative order throughout and benefits from gas central heating, double glazing and good storage facilities.

PROPERTY DETAILS

- Entrance Vestibule with tiled floor. Meters cupboard.
- Welcoming entrance Hall. Under stair storage cupboard and carpeted staircase to upper floor.
- Bright and spacious Lounge with windows to front. Feature fireplace with wooden surround and living flame gas fire. Cornice and ceiling rose.
- Fitted Kitchen with matching wall and base units. Integrated gas hob, electric oven and hood. The washing machine, fridge / freezer and fridge are included in the sale. Built in cupboards. Door to garden.
- Family Room with window to rear. Cornice and rose.
- Double Bedroom (currently used as a study) with bay window to front. Cornice and rose.

- Double Bedroom with window to rear overlooking garden. Two built in cupboards. Cornice and ceiling rose.
- Family Bathroom with white four-piece suite comprising bath with mixer shower above and folding shower screen, wash hand basin, bidet and WC. Window to side.

Upper Floor

- Large Double Bedroom with window to rear. Built in wardrobes with hanging space and shelving.
- WC with white two-piece suite comprising wash hand basin and WC.



Viewing by appointment, telephone Agents on 0131 524 3800











EXTERNAL

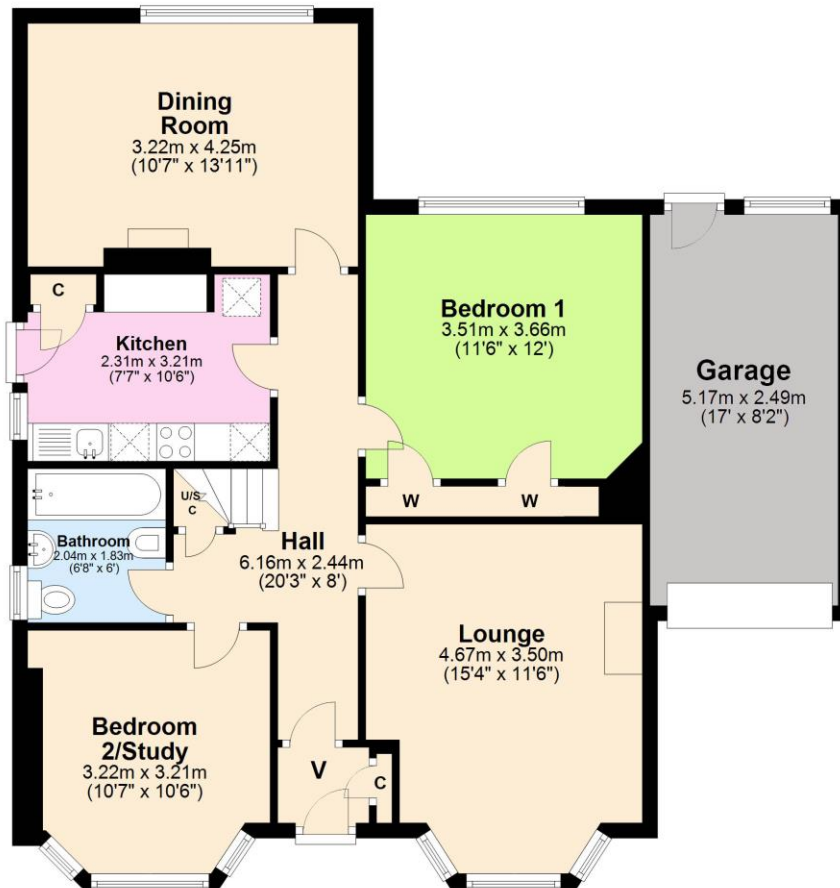
A driveway provides off street parking and leads to a carport and single garage.

To the front of the property there is an easily maintained private garden and to the rear there is a large and mature private garden which is predominantly laid to lawn and bordered by mature plants and shrubs.

- Energy Efficiency Rating - D
- Council Tax Band - G

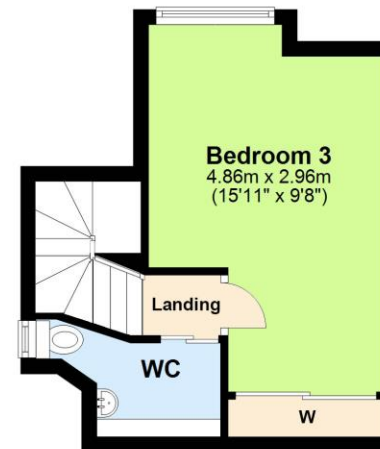
Ground Floor

Approx. 92.3 sq. metres (993.3 sq. feet)



First Floor

Approx. 20.7 sq. metres (222.8 sq. feet)



Photographs & Floorplan by Mike Dooley Photography 07730 560286

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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* Please contact us for a free consultation or valuation

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