





## Welcome

Welcome to Pentland Drive, this generously proportioned, four bedroom end of terrace villa is arranged over two floors, offering bright, spacious and flexible accommodation, ideal for the modern day growing family. The property further benefits from three reception areas, garage with double driveway, beautiful enclosed rear garden featuring a decked area and a summerhouse. The property is ideally located in the sought-after Comiston area of Edinburgh, close to many local amenities, schooling and swift transport links. Presented to the market in excellent order throughout, we would highly recommend an early viewing.

- Reception hallway.
- Living room front facing.
- Large dining kitchen equipped with integrated appliances, direct access to the rear garden.
- Formal dining room or fifth bedroom.
- Downstairs cloaks comprising WC and wash hand basin.
- Four bedrooms, principle with en-suite.
- Family bathroom comprising WC, wash hand basin, bath with shower over.
- Partially floored attic accessed by a fixed ladder.
- Gas central heating and double glazed throughout.
- Single garage, double driveway with further on street parking.
- Enclosed rear garden with a large decking area and summerhouse.
- Private gardens to the front.







## Comiston

Comiston is a residential area located just west of the Braid Hills and adjacent to the A702, which runs south from Edinburgh and offers easy connections by car or bus to the city centre and city bypass. The popular shopping area of Morningside is a short distance away, whilst Straiton Retail Park and Fort Kinnaird are also within close vicinity. There are plenty of green and open spaces for walking and cycling, along with various public and private golf clubs in the area. A wide range of outdoor pursuits is available, with the Braid Hills immediately accessible, and Braidburn Valley Park, the Hermitage of Braid, Craiglockhart, Blackford and Pentland Hills all within a short radius. Local schooling options include Pentland Primary and Firrhill Secondary.

## Extras


Included in the sale are the integrated kitchen appliances, fridge/freezer, fixtures & fittings and blinds were fitted.



# Get in touch

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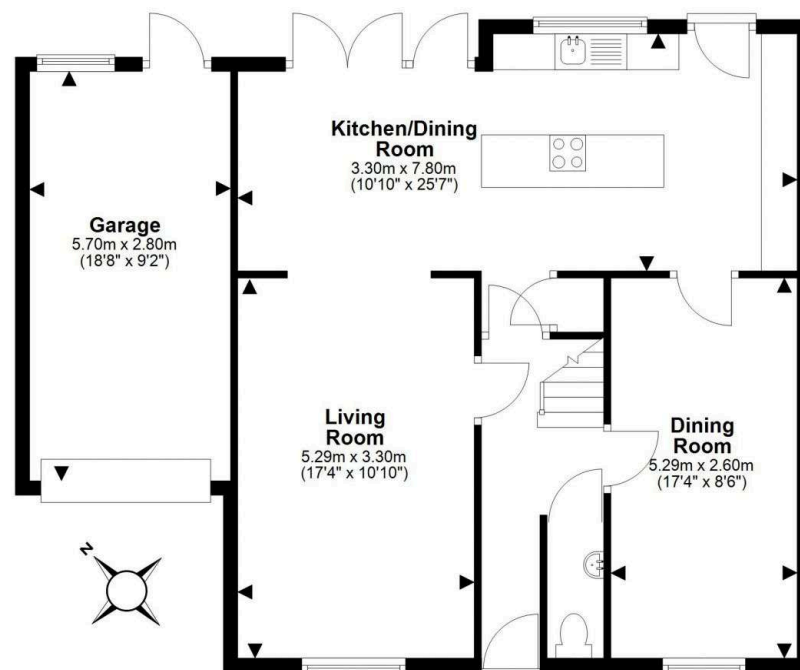
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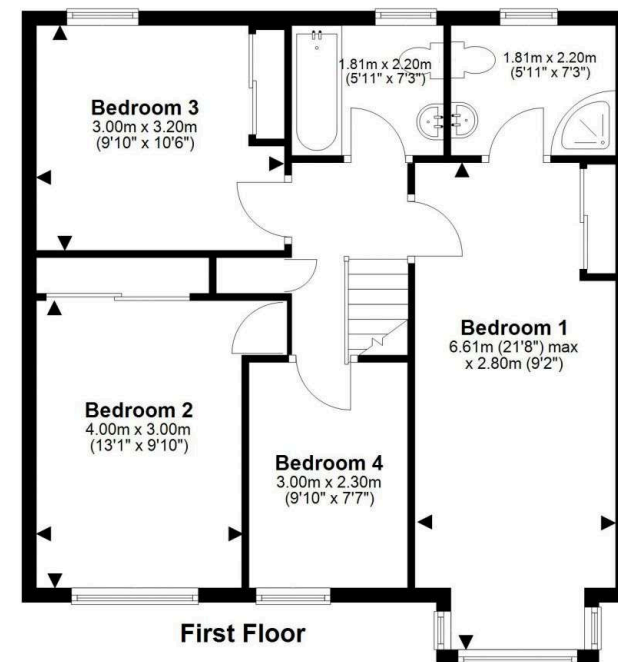


CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.