



Hunter's Moon, Pentland Terrace, Edinburgh, **EH10**

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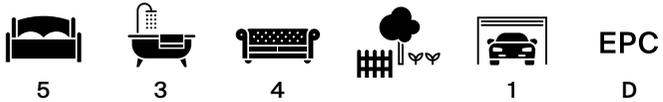




## A substantial detached property in a **prime Edinburgh address.**

Situated in Pentland Terrace on the south side of Edinburgh approximately 3 miles from the city centre and a short walk to Morningside.

Set back from the road, the substantial driveway is accessed via the electric gates from Pentland Terrace. The main reception rooms and principal bedrooms face south with views over the beautifully maintained rear garden and out over the Pentland Hills.



<b>Offers Over</b>	<b>Tenure</b>	<b>Local Authority</b>	<b>Council Tax</b>
£1,100,000	Freehold	The City of Edinburgh Council	Band H





With an abundance of flexible living there are 3 reception rooms on the ground floor each complete with distinctive decorative ceilings and solid oak framed doors. A breakfasting kitchen, WC, cloakroom and utility room complete the ground floor.

A grand wooden staircase and charming stain glass window leads upstairs to five double bedrooms (two ensembles) and a further bathroom. The doors from the hallway are all framed with art deco solid oak doors and beautifully designed ceilings framing each room.





A unique walk-in cellar, accessed through the garage offers a further flexible space for family living.

The garden has been maintained beautifully with mature planting and trees affording privacy. There are several outside entertaining areas to choose from.

## Location

Pentland Terrace lies on the south side of Edinburgh, approximately 3 miles from the city centre, in an attractive and sought after residential area. There is easy access to the Edinburgh City Bypass, leading to Scotland's motorway network.

The property is situated for access to some of the city's best-regarded private schools, George Watson's College, George Heriot's School and Merchiston Castle School.

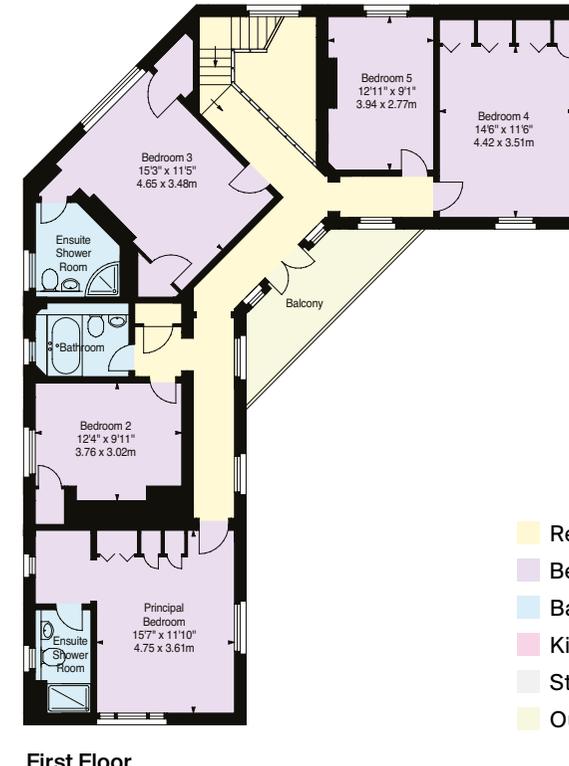
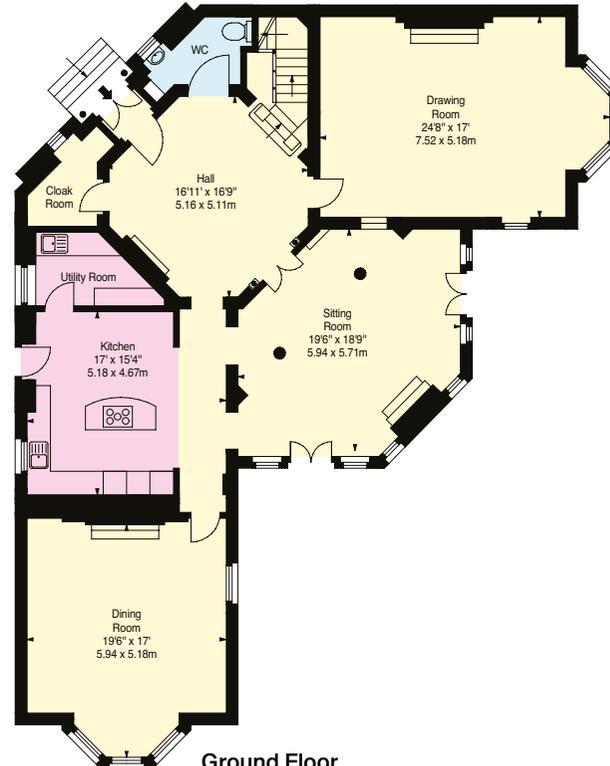
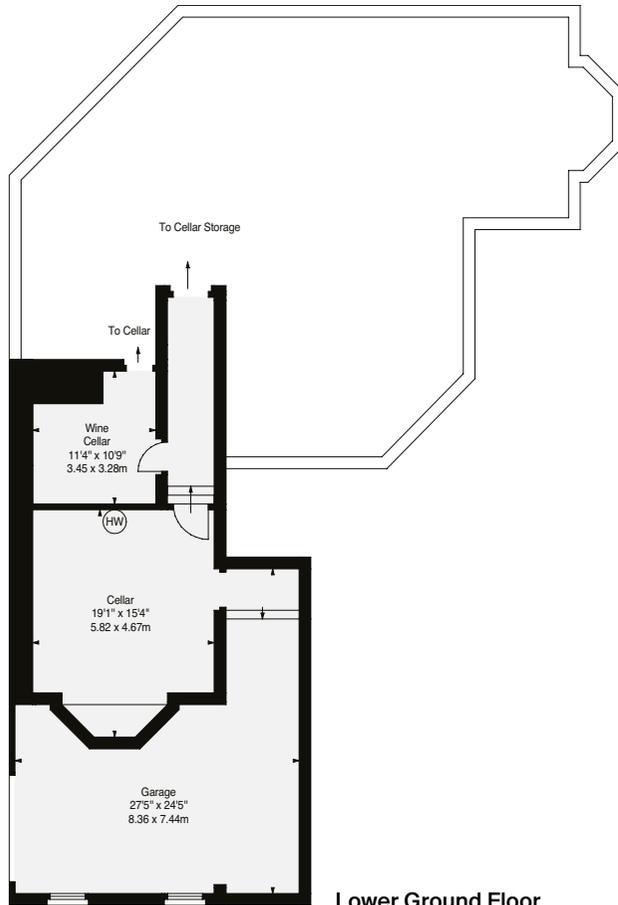
## Financial Guarantee/Anti Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.



**Approximate Gross Internal Floor Area  
4154 Sq Ft - 385.91 Sq M  
(including Garage)**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

**Knight Frank Edinburgh** I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2024. Photographs and videos dated June 2024.

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