



**COMISTON
FARM**



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COMISTON FARM

Exclusive collection of three luxury renovated apartments and six bespoke family homes, set within the walled garden of Comiston Farm surrounded by mature woodland, offering privacy in a leafy area of Comiston.

COMISTON EDINBURGH

Nestled in the southern reaches of Edinburgh, Comiston is a sought-after residential area which perfectly blends peaceful living with excellent connectivity. Known for its leafy streets and a strong sense of community, this area offers an ideal setting whilst keeping you well-connected to the heart of Edinburgh.

Residents of Comiston enjoy access to a variety of local amenities. The nearby Morningside area boasts a selection of independent shops, cafés, and boutiques, providing a charming village atmosphere. For more extensive shopping needs, Straiton Retail Park is conveniently located, offering a range of stores and supermarkets. The blend of historic charm and modern convenience creates a unique living experience. Whether it's exploring local heritage sites like the historic Comiston House or enjoying the natural beauty of the surrounding hills, residents can enjoy a lifestyle that combines relaxation with accessibility to urban amenities.

City Centre: Approximately 3 miles (15 minutes by car, 20-30 minutes by bus)

Edinburgh City Bypass: 3 minute drive providing connectivity North and South.

The Meadows: Around 2.5 miles, perfect for a weekend stroll or cycle.

Edinburgh Airport: Less than 25 minutes by car.

The Pentland Hills Regional Park: A short 10-minute drive for hiking, biking, or a peaceful escape into nature.

Hillend Snowsport Centre: Dry ski slope and Alpine coaster, 5 minutes by car.

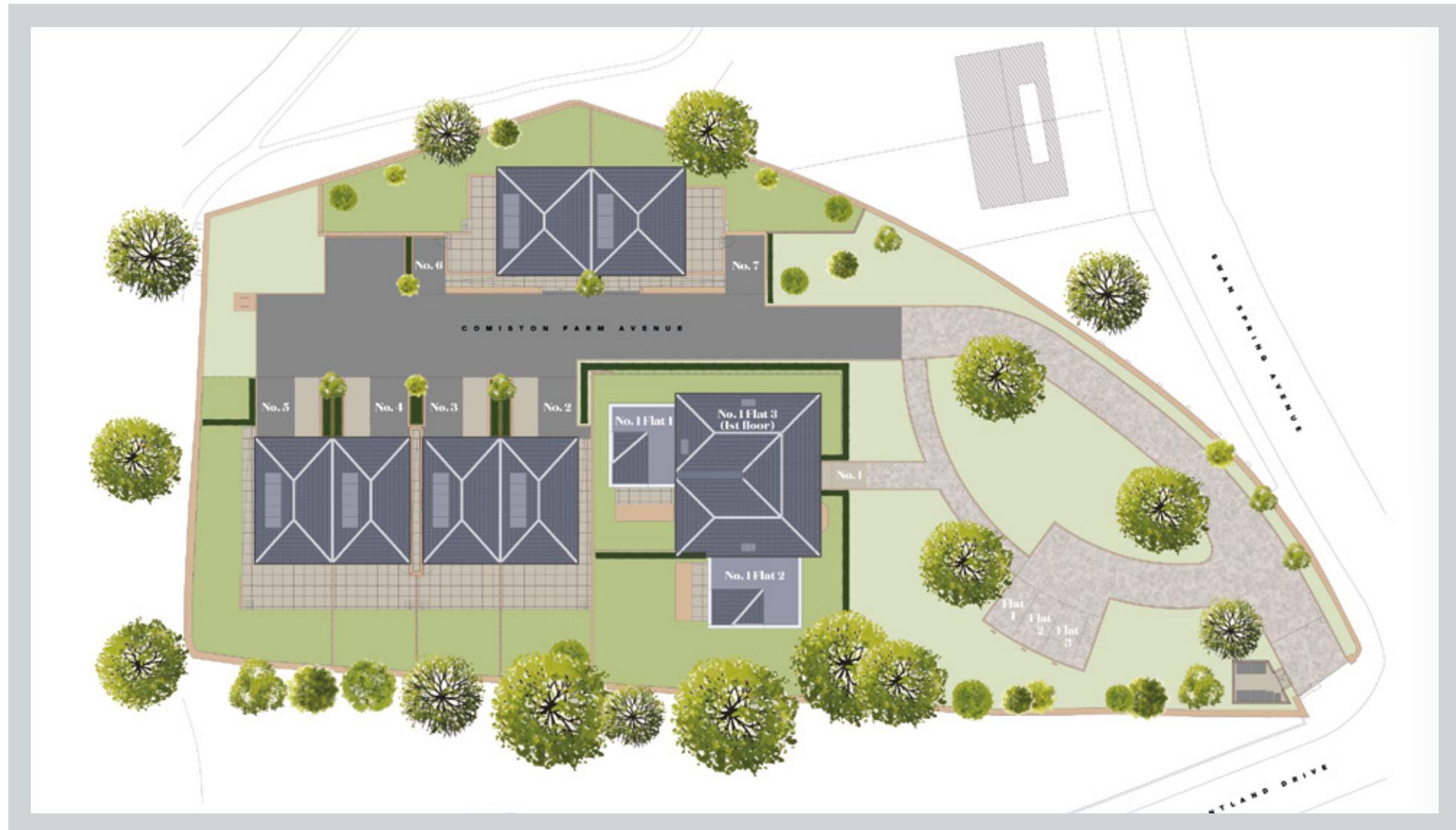
Blackford Hill: Less than 10 minutes away by car, home to the royal observatory, plenty of hill walking routes and Hermitage House.

Schooling: Families will find Comiston particularly appealing due to the availability of reputable private and state schools in the vicinity. The area falls within the catchment for well-regarded primary and secondary schools, ensuring quality education options for children of all ages. Catchment area for Comiston Farm will be Pentland Primary School and Firrhill High School.



THE DEVELOPMENT

Comiston Farm offers a wonderful selection of nine unique homes. The development consists of three fully renovated apartments within the original farmhouse, a beautiful period building. There are also six new homes made up of two meticulously designed house types, perfect for modern living. Each home will be finished to a high specification and benefit from private parking and gardens.



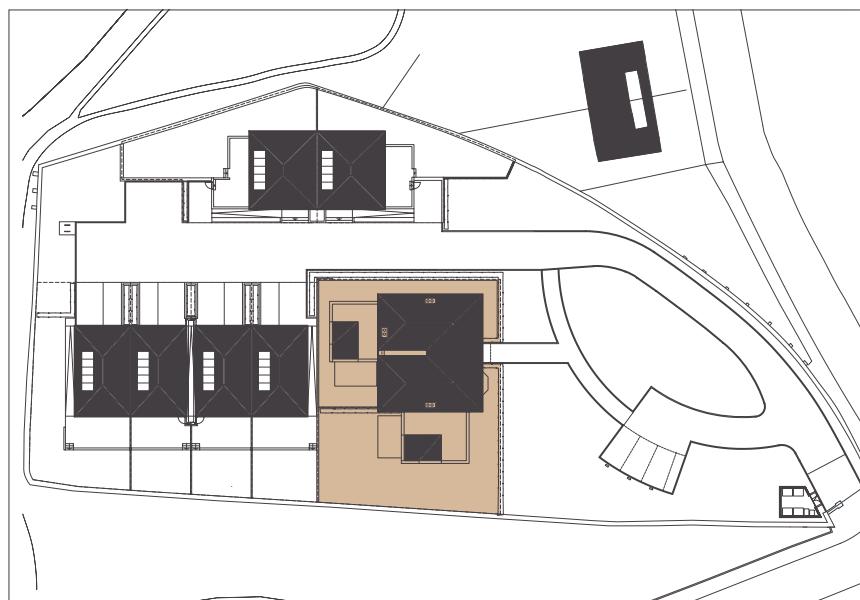
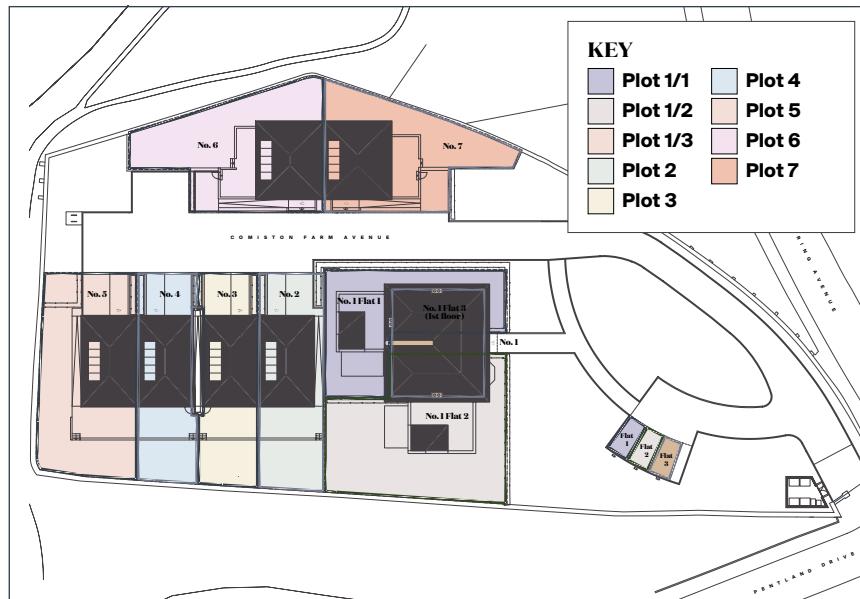


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THE FARMHOUSE

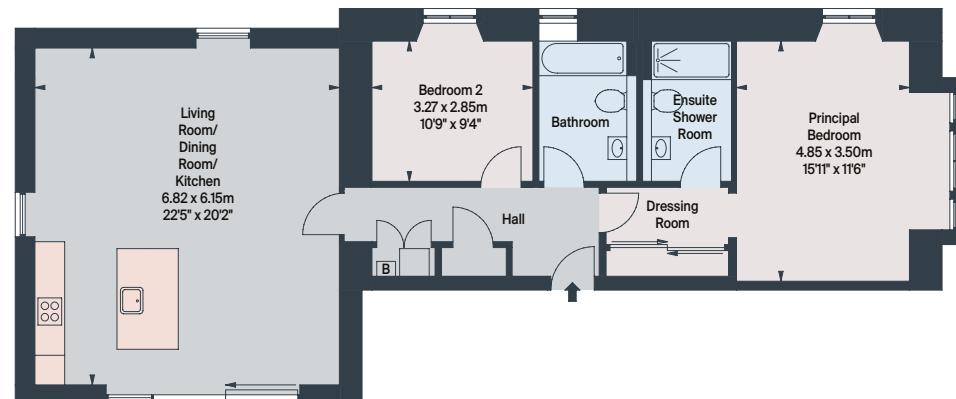


BLOCK C – PLOT 1/1

A fantastic renovated two bedroom ground floor apartment set within the original farmhouse and contemporary extension leading to a private garden

Approximate Gross Internal Area
101.54 Sq M - 1093 Sq Ft

For identification only. Not to scale.



GROUND FLOOR

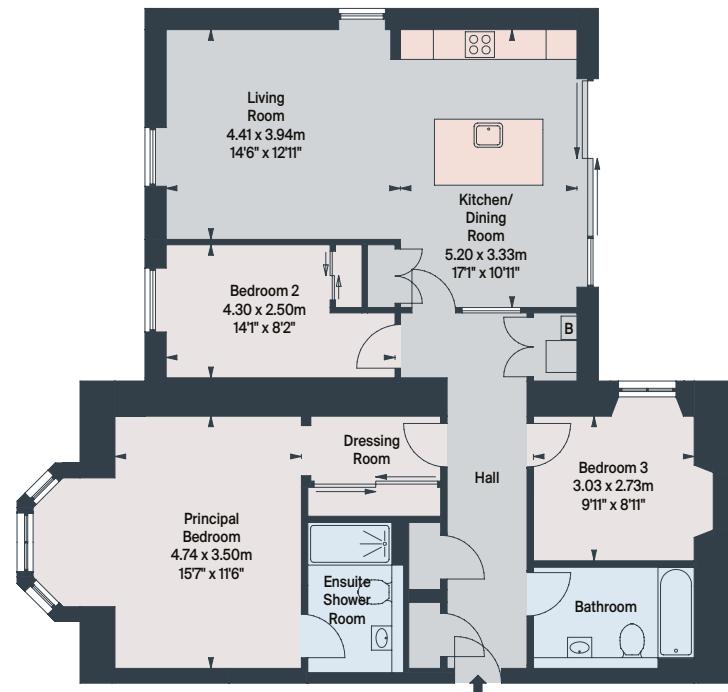
BLOCK C – PLOT 1/2

Ground floor three bedroom lateral apartment, fully renovated with new extension for a wonderful open plan kitchen/living/dining space

Approximate Gross Internal Area

113.43 Sq M - 1221 Sq Ft

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GROUND FLOOR

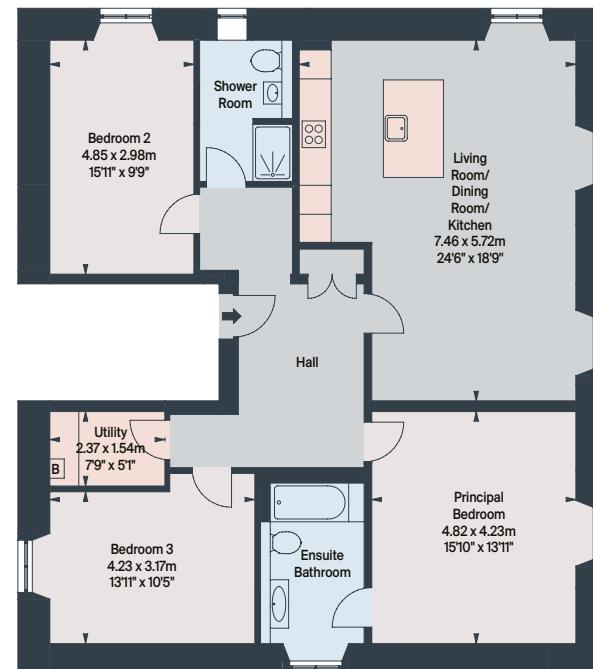
BLOCK C – PLOT 1/3

Set on the first floor of the original farmhouse you will find a three bedroomeed apartment with castle views from the main living space.

Approx. Gross Internal Area (up to 1.5m height)

127.64 Sq M - 1374 Sq Ft

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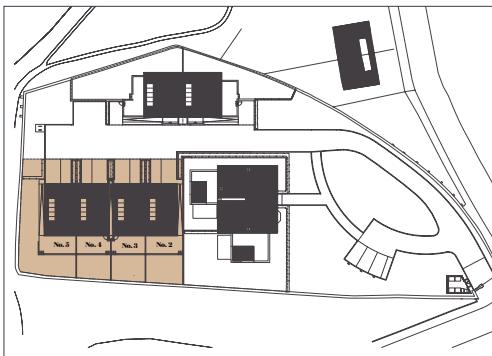
FIRST FLOOR



Block C Kitchen – Computer generated image for illustrative purposes only.



Block C Living Room – Computer generated image for illustrative purposes only.



BLOCK A – PLOTS 2, 3, 4 & 5

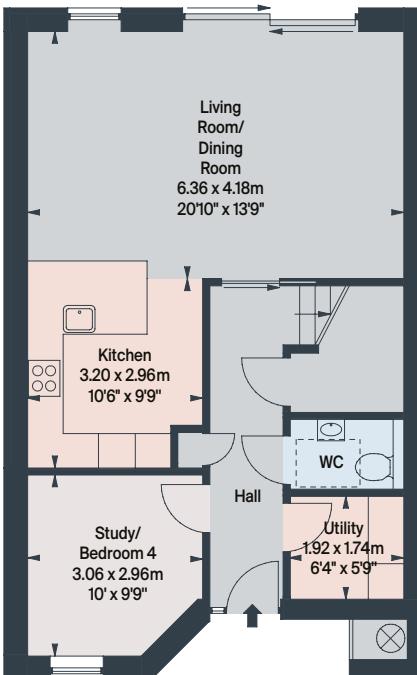
A versatile four bedoomed new home featuring a stunning open-plan kitchen, living, and dining area, creating a perfect space for modern family life or entertaining.

Approximate Gross Internal Area

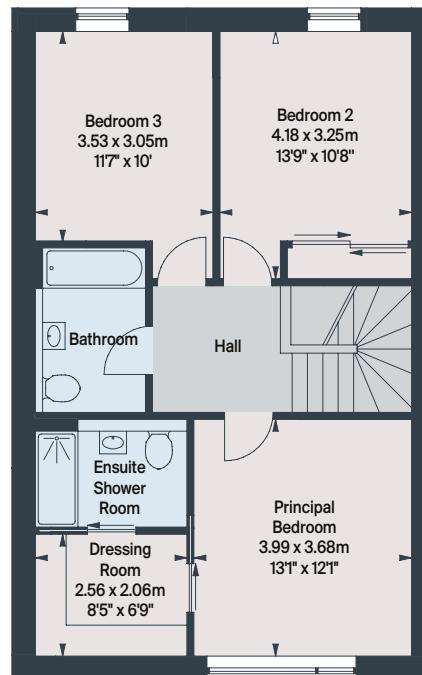
131.45 Sq M - 1415 Sq Ft

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PLOTS 2 & 4

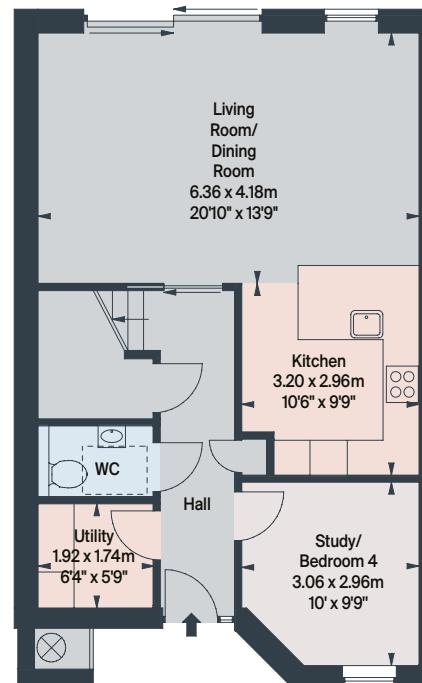


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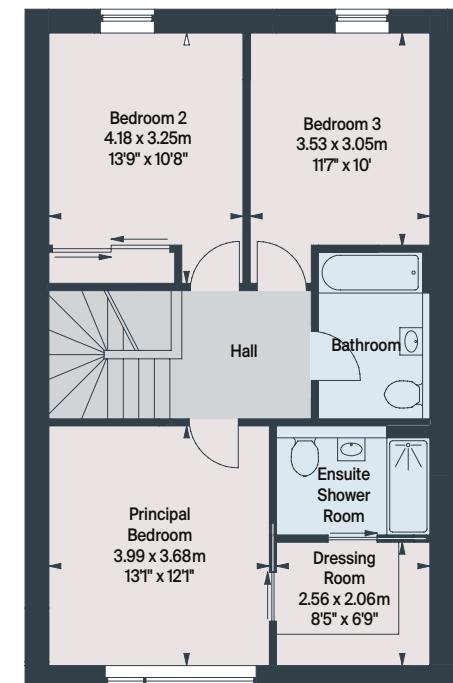


FIRST FLOOR

PLOTS 3 & 5



GROUND FLOOR



FIRST FLOOR



Block A Bedroom - Computer generated image for illustrative purposes only.

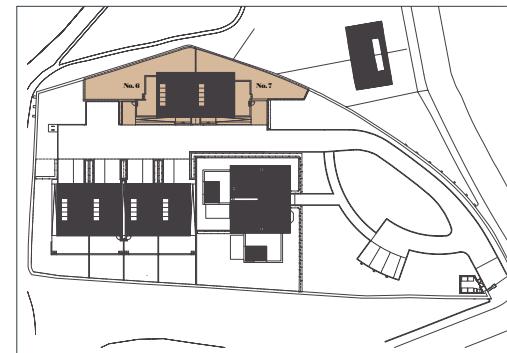
BLOCK B – PLOTS 6 & 7

A semi-detached four bedroom home, beautifully designed for family living with luxury principal suite, castle views and flexible space for working from home.

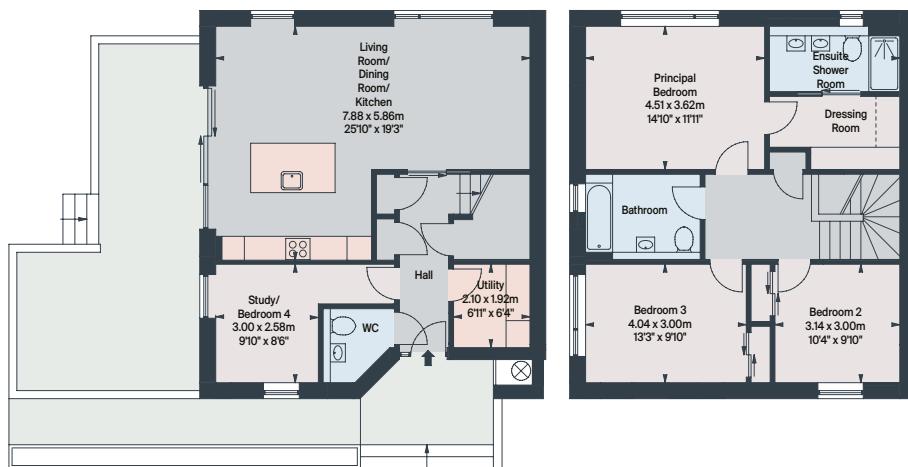
Approximate Gross Internal Area

139.91 Sq M - 1506 Sq Ft

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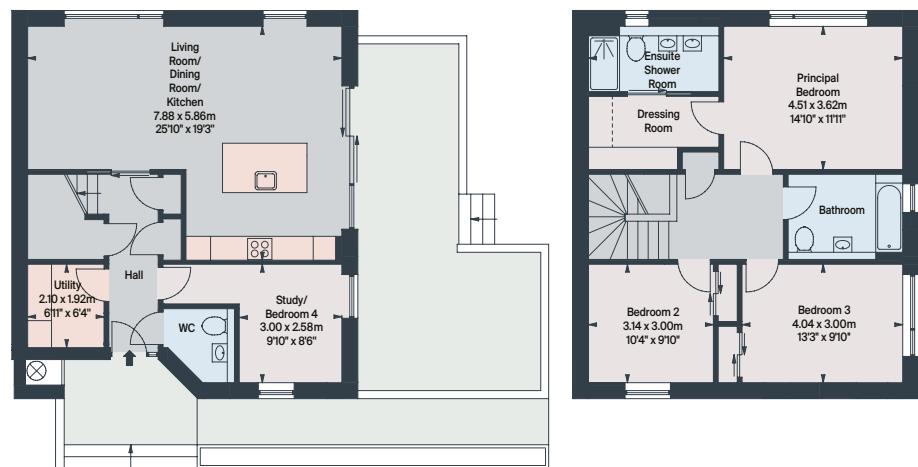
PLOT 6



GROUND FLOOR

FIRST FLOOR

PLOT 7



GROUND FLOOR

FIRST FLOOR



Block B Living Room - Computer generated image for illustrative purposes only.





GENERAL SPECIFICATION

KITCHENS & LIVING SPACE

- Designer British made kitchens by Omega Plc
- Built in Bosch appliances included:
 - A-rated convection electric oven
 - 45cm combi microwave oven
 - 60cm touch control induction hob
 - Integrated tower 70/30 eco airflow fridge freezer
 - Integrated dish washer
- Egger white Levanto worktops
- Capel single leaver taps and capel sink
- Utility rooms plumbed and wired for washing machine/tumble drier (appliances not included)

BATHROOM & EN SUITES

- High quality contemporary bathrooms and en suites
 - Matt black towel warmers with electric heating elements
 - Designer white sanitary ware throughout
 - Roca vanity units (master ensuite only)
 - Hansgrohe taps and fittings (matt black)
 - Hansgrohe thermostatic bath mixer
- Luxury Porcelanosa floor and wall tiles
- Shaver point in bathroom and ensuites

LIGHTING & ELECTRICAL

- PV solar panels (1.8 kW) instal to townhouse roofs
- BT fibreoptic service cable to each property with master socket in WIFI cupboard

- Integrated CAT 6 data cabling from WIFI cupboard to living rooms
- Recessed spot lights and pendants
- Mains operated smoke and carbon monoxide detectors
- EV car charging connection point provided to each parking space (car charger not provided)

HEATING & PLUMBING

- Vaillant aroTHERM air source heat pump with valiant unistore heat pump cylinder (townhouses)
- Vaillant ecpFIT Sustain 835 Combi Boiler (apartments)
- Two-year Vaillant heat pump and boiler guarantee as standard – guarantee extension options available on request
- Underfloor heating to new builds ground floor only
- Designer Stelrad compact radiators

WINDOWS & DOORS

- NorDan NTech aluminium clad double-glazed window to townhouses and conversion extensions
- New bespoke timber double glazed sash and case window to all apartments
- NorDan HG Homeguard timber composite entrance doors with winkhaus 3-point lock (townhouses)
- New traditional timber entrance doors to all apartments
- Main door audio entry system to apartments

FLOORING

- Quick-step luxury Alpha vinyl flooring living/dinning/kitchens, entrance hallways and WC's (where applicable)
 - Lifetime warranty, completely waterproof with Scratch & Stain Guard technology
- Luxury Cormar Primo Tectures loop pile carpet to bedrooms, landing and stairs
 - Stain resistant and easy clean

EXTERNAL

- Private gardens with all properties and landscaped common gardens
- Private parking space included with each property
- External communal bin store

GENERAL

- Architects Certificate suitable for mortgage lenders issued with all apartments
- The new build townhouses will come with AHCI Advantage new build warranty
- Townhouses target minimum 'A' Environmental Impact Rating and EPC 'B' rating
- Common areas will be factored

** NOTE: the developer reserves the right to alter the specification to provide an equal or improved product at their own discretion.



Block C Bathroom – Computer generated image for illustrative purposes only.

FIXTURES & FINISHES



hansgrohe

PORCELANOSA





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ANOTHER
DEVELOPMENT BY



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