



COMISTON  
FARM





## COMISTON FARM

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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.

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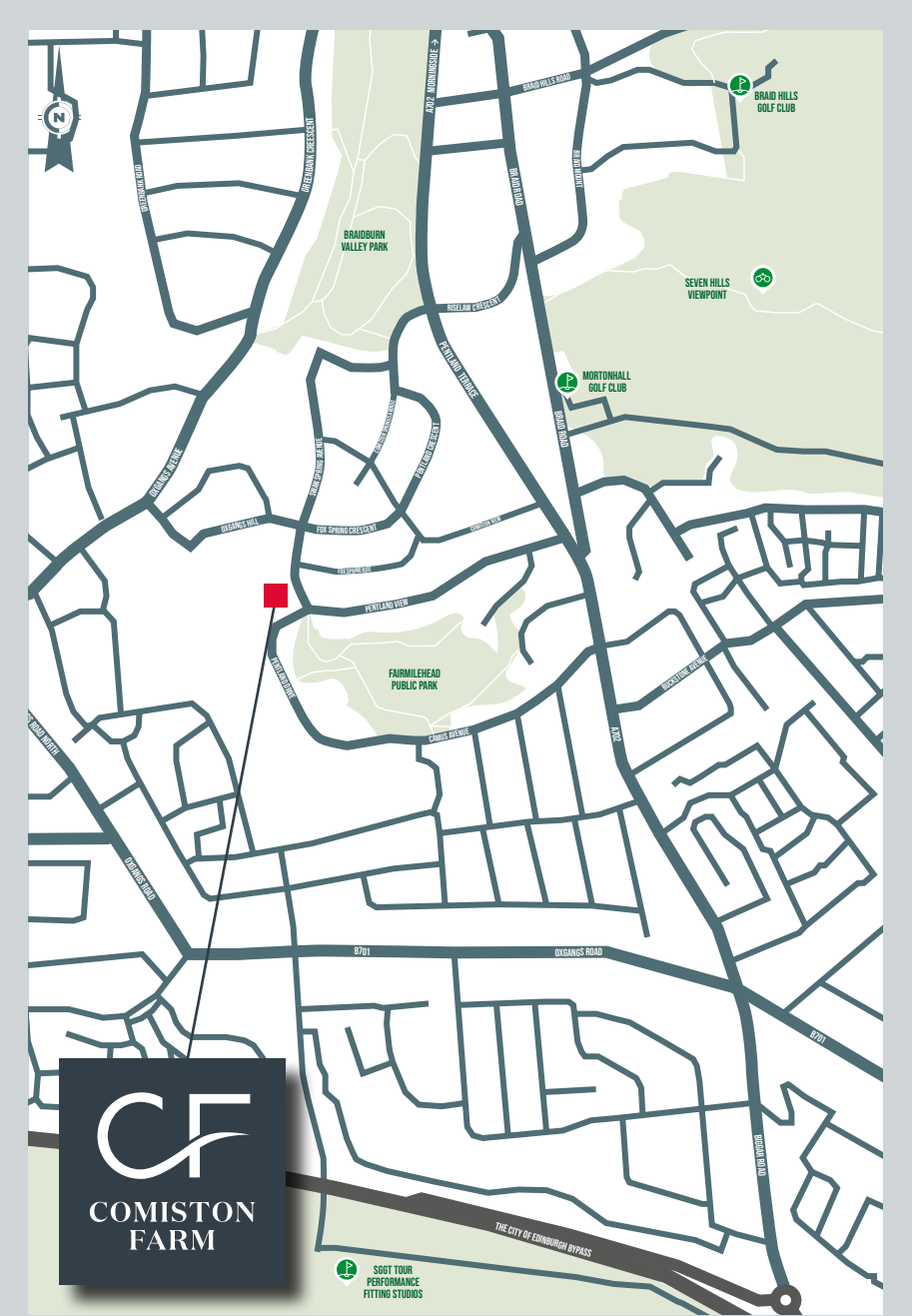
# COMISTON EDINBURGH

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.

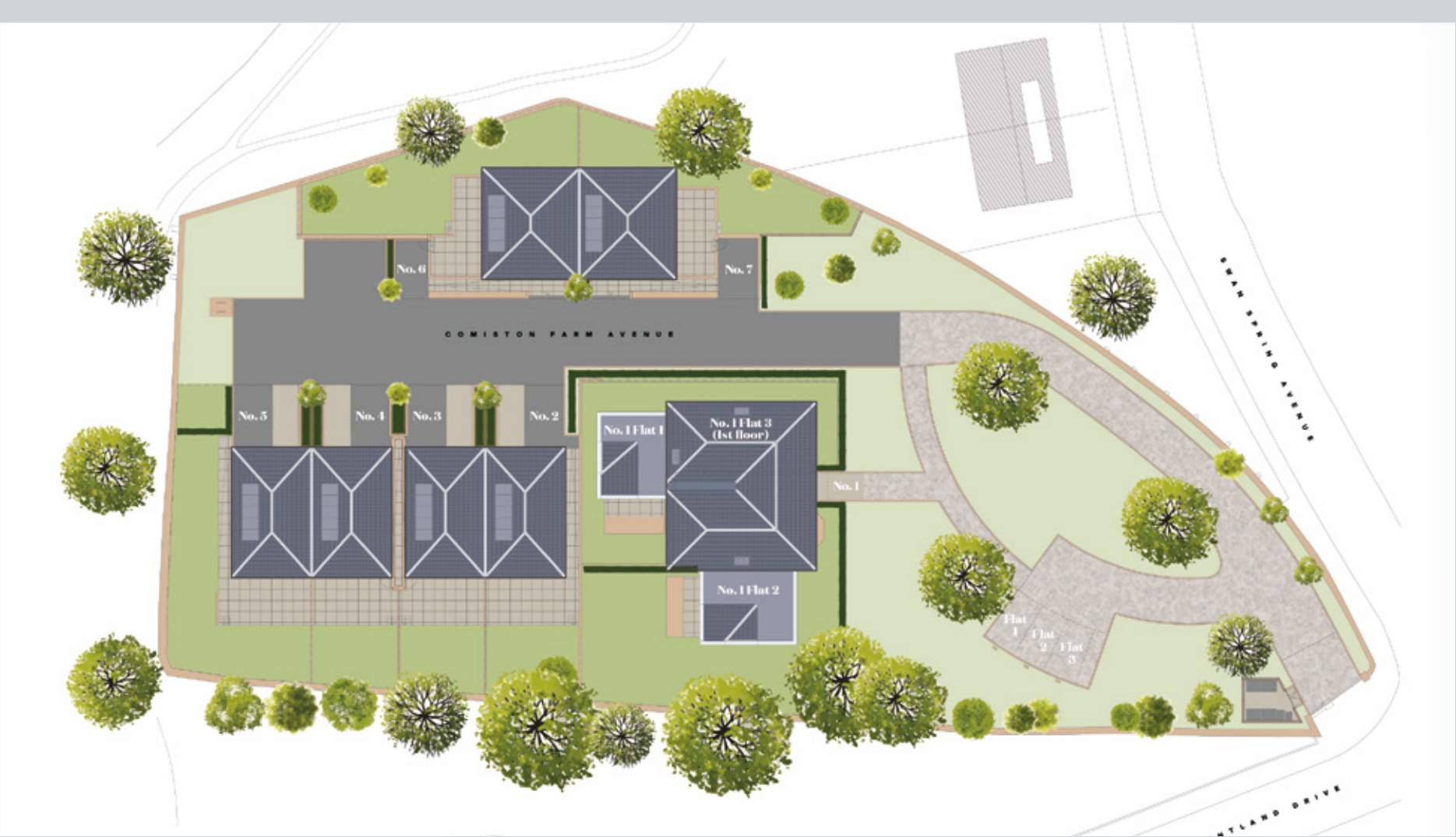
- City Centre:** Approximately 3 miles (15 minutes by car, 20-30 minutes by bus)
- Edinburgh City Bypass:** 3 minute drive providing connectivity North and South.
- The Meadows:** Around 2.5 miles, perfect for a weekend stroll or cycle.
- Edinburgh Airport:** Less than 25 minutes by car.
- The Pentland 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.

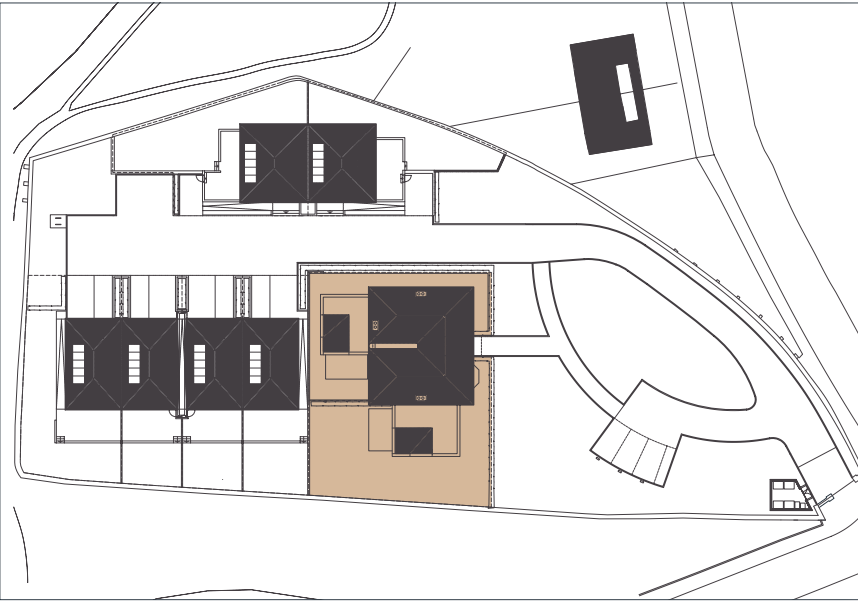
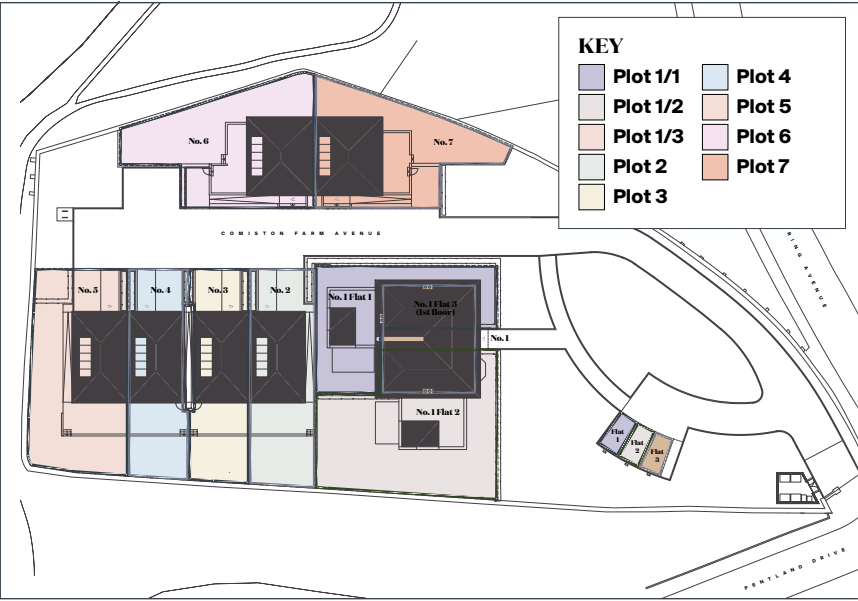








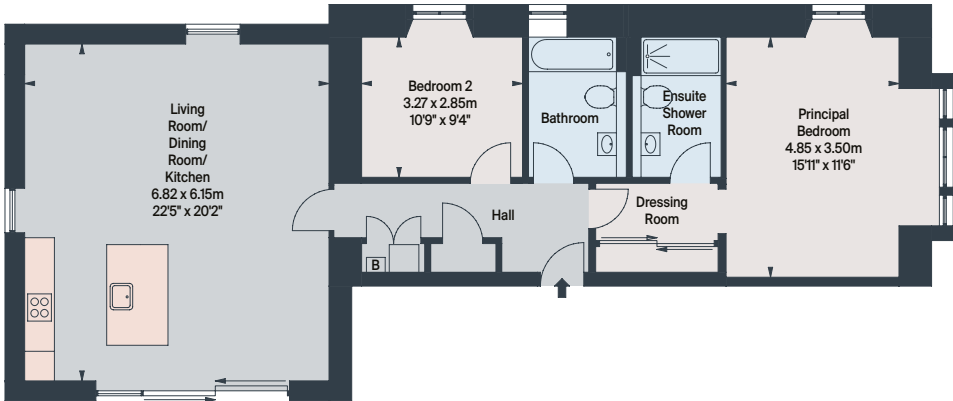
THE FARMHOUSE



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  
For identification only. Not to scale.

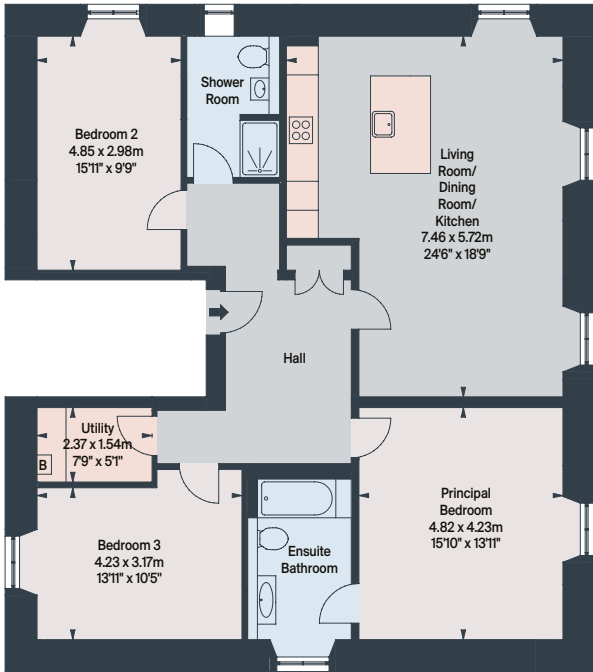


GROUND FLOOR

BLOCK C – PLOT 1/3

Set on the first floor of the original farmhouse you will find a three bedroomed 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  
For identification only. Not to scale.



FIRST FLOOR



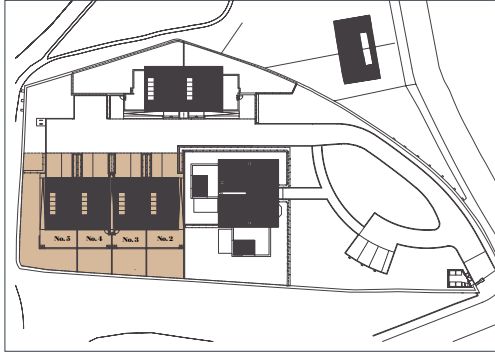


Block C Kitchen – Computer generated image for illustrative purposes only.



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



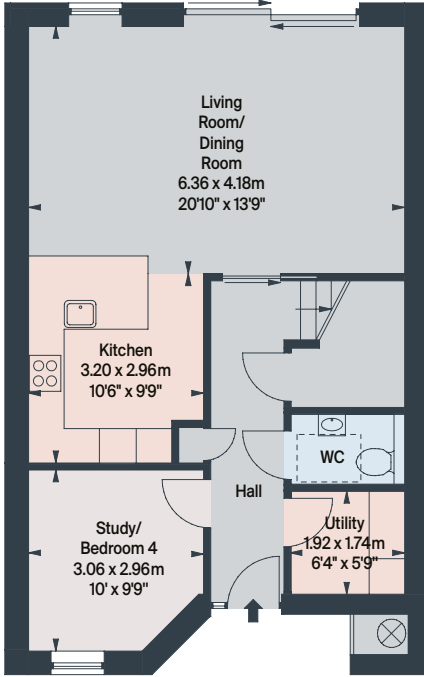


# BLOCK A – PLOTS 2, 3, 4 & 5

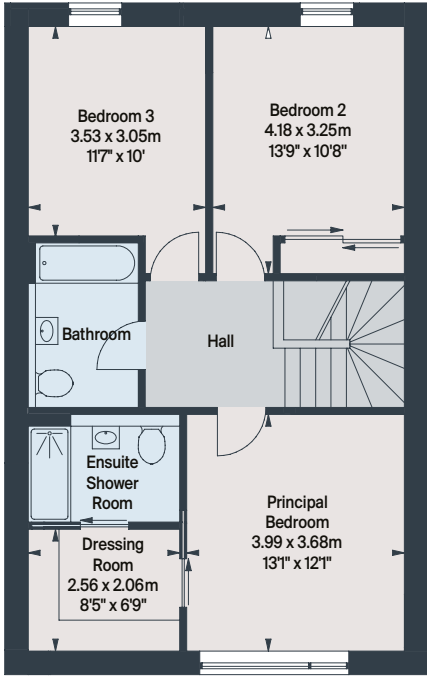
A versatile four bedroomed new home featuring a stunning open-plan kitchen, living, and dining area, creating a perfect space for modern family life or entertaining.

Approximate Gross Internal Area  
131.45 Sq M - 1415 Sq Ft  
For identification only. Not to scale.

## PLOTS 2 & 4

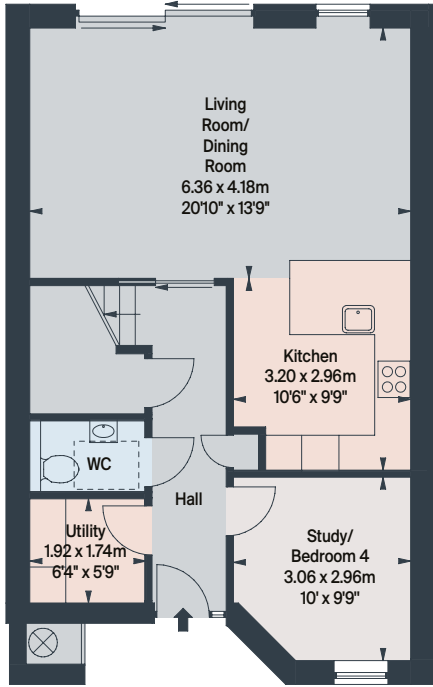


GROUND FLOOR

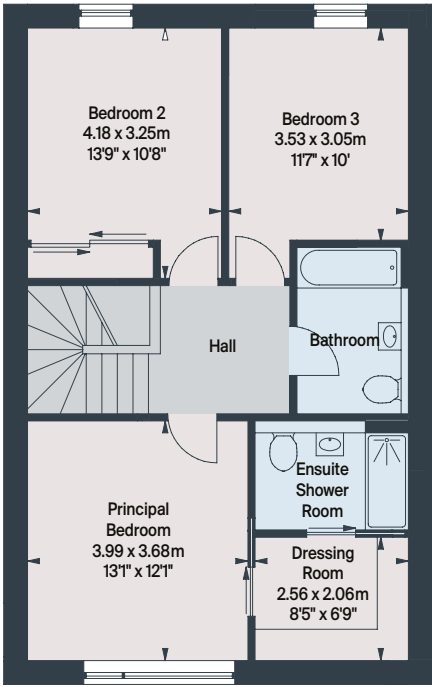


FIRST FLOOR

## PLOTS 3 & 5



GROUND FLOOR



FIRST FLOOR



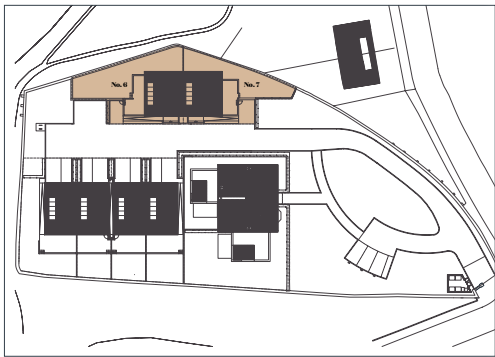


# BLOCK B – PLOTS 6 & 7

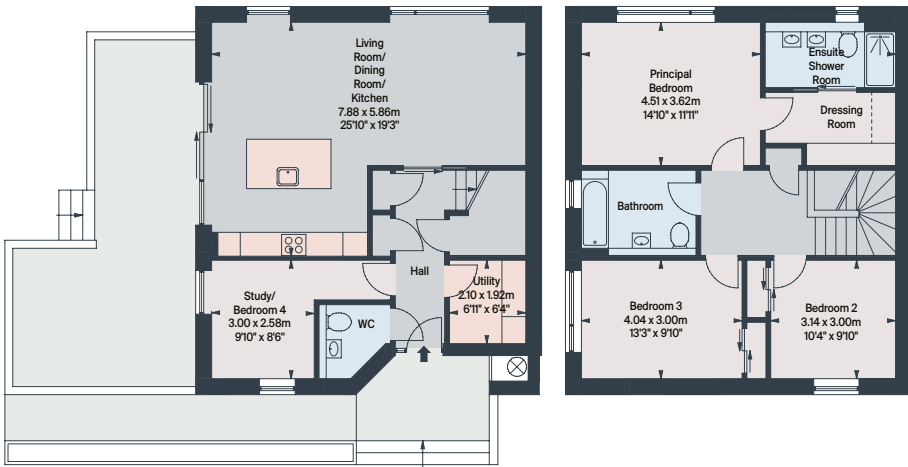
A semi-detached four bedroom home, beautifully designed for family living with luxury principal suite, castle views and flexible space for working from home.

Approximate Gross Internal Area  
139.91 Sq M - 1506 Sq Ft

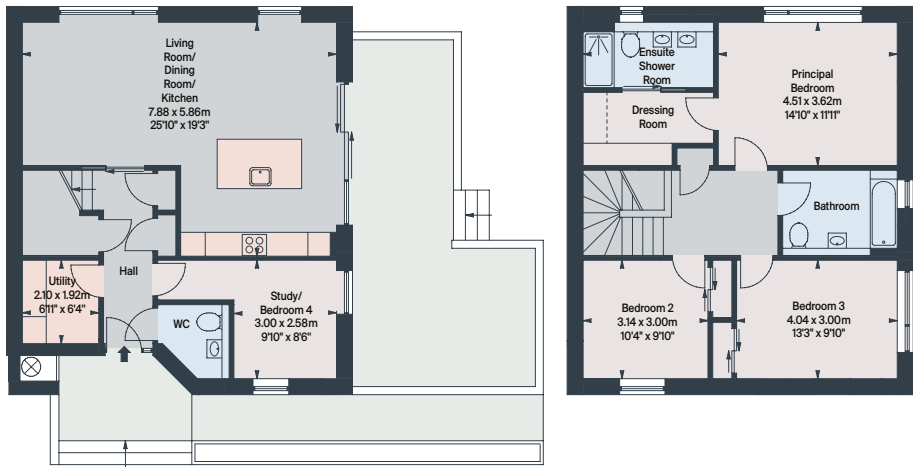
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PLOT 6



PLOT 7



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 lever 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 tilwes
- 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/ dining/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







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ANOTHER  
DEVELOPMENT BY



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