



22 Pentland Grove  
Comiston  
**EDINBURGH**  
**EH10 6NR**



# 22 Pentland Grove EDINBURGH

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An excellent opportunity has arisen to acquire this delightful 3 bedroom detached bungalow towards the south of Edinburgh city centre. This property boasts three good-sized living spaces, including a conservatory which backs onto a vast, south-facing private garden space. There is also ample parking available, with private driveway and garage space.

Upon entry to the bungalow there is a vestibule, entrance hallway, lounge room with open fireplace and built-in storage unit, three bedroom (all with built-in storage units), kitchen with potential for modernisation and access to the driveway/garage and another family room with access to conservatory through large, glass sliding doors. The conservatory provides access to a paved seating area in the garden which backs on to a large grassed garden area which has been well-kept.

## Property Features

Bungalow

Large private garden

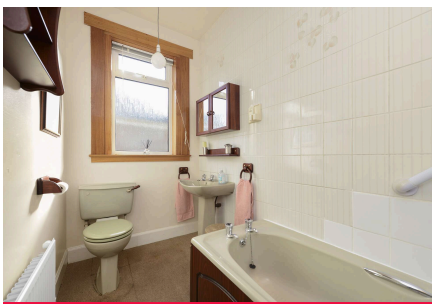
Conservatory

Open fireplace

Garage

Double glazed windows

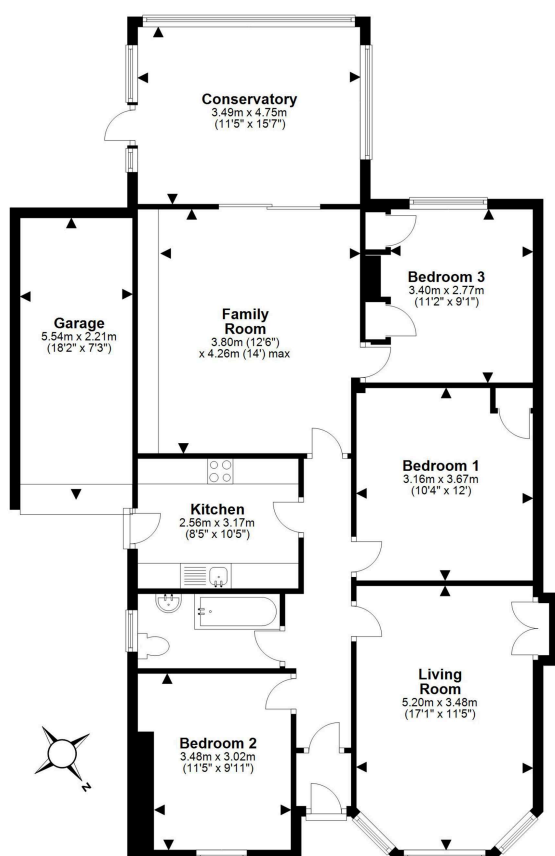
Gas central heating











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

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 Braid Hills Park is a popular recreational area and the extensive Pentland Hills Country Park is situated nearby at Hillend, also home to a dry ski-slope. The city centre is easily accessible by car or by excellent public transport services from Morningside Road. 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.

### Extras

The items included in the sale of the property are the carpets, fitted floor coverings, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems or services. The property is being sold as seen.

**AS** Anderson  
Strathern

Find out more

0131 270 7777

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### Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at 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 Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.

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