

Jardine Phillips
Solicitors • Estate Agents

COMISTON

74B PENTLAND TERRACE
EH10 6HF



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EPC RATING: B

OFFERS OVER £415,000

PROPERTY DESCRIPTION

- Entrance porch at ground level leading to small hallway and staircase
- Spacious bright living room with feature fireplace & gas coal effect fire and double doors to
- Open plan kitchen/dining room with wide range of white high gloss handleless units, solid oak worktops & integrated appliances and space for a large dining table
- Stairs down to lower ground floor with storage cupboards
- Family room with sliding patio doors to rear garden
- Bedroom four overlooking the rear garden
- Shower room with shower cubicle, vanity sink unit & wc, leading to
- Handy utility room
- First floor master bedroom with fitted wardrobe
- Two further first floor bedrooms, one is being used as a study
- Fully tiled family bathroom with period style fittings comprising bath with shower over, sink & wc
- Gas central heating from condensing combi boiler located in the kitchen
- Double glazed windows
- Solar panels on the roof with storage battery in the attic - rated 4.5kw
- Front garden with flower beds, hedging, patio area & bike shed
- Rear garden with space to park a car, lawned area & patio
- Factor fee of £90 - £100 paid twice a year for maintenance of communal grounds



VIEWING

Please Call

Jardine Phillips

0131 4466850





TREMENDOUS FOUR BED TOWNHOUSE WITH OFF STREET PARKING IN POPULAR COMISTON

Located in the catchment for excellent schools, this immaculate property would make an ideal family home or would be perfect for young professionals working from home. With contemporary kitchen & bathroom fittings, loads of living & entertaining space, four good sized bedrooms, two bathrooms and gardens front & rear, this superb property is ready to move into. There are numerous bus links into the city centre making it a great choice for commuters, together with access to a wide array of amenities in nearby Morningside or Straiton and wonderful outside spaces for walks or leisure pursuits.

AREA

Comiston is a residential suburb close to Morningside which is a very prestigious area in the south of the city, offering a wide range of supermarkets (including Waitrose and M&S Simply Food), independent retailers, speciality food stores, coffee shops, bars & restaurants. There are further supermarkets & shopping facilities available at nearby Straiton Retail Park, Colinton Mains & Hunters Tryst. Local schooling is well renowned and the property is in the catchment for Pentland & St Marks RC Primary Schools and Firrhill & St Thomas of Aquin's RC High Schools, and is a short drive from George Watsons. There are superb amenities a bus ride away, including a library, the very popular independent Dominion Cinema & Church Hill Theatre, together with a good range of gyms/leisure facilities & golf courses. The house is also well placed for lots of walks and open spaces including Braidburn Valley Park, Braid Hills, Fairmilehead Park,

Blackford Hill & Pond, Hermitage of Braid & the Pentland Hills. There is easy access into town via numerous bus services, and out of town to the city bypass and the motorway network beyond.

EXTRAS

The blinds/curtains, light fittings, electric hob, electric oven, cooker hood, dishwasher, integrated fridge freezer, washing machine and tumble dryer are included in the sale. Other furniture available by separate negotiation.

HOME REPORT VALUATION

£425,000

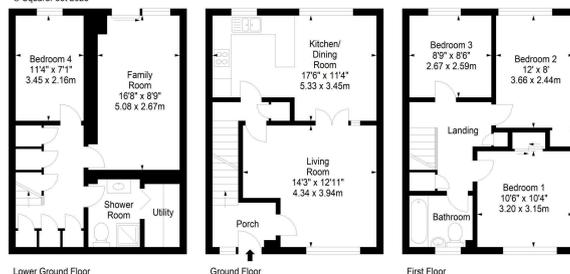


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|---------------------|-----------------------------|
| Living room | 14'3 x 12'11 (4.34 x 3.94m) |
| Kitchen/dining room | 17'6 x 11'4 (5.33 x 3.45m) |
| Family room | 16'8 x 8'9 (5.08 x 2.67m) |
| Bedroom 1 | 10'6 x 10'4 (3.20 x 3.15m) |
| Bedroom 2 | 12' x 8' (3.66 x 2.44m) |
| Bedroom 3 | 8'9 x 8'6 (2.67 x 2.59m) |
| Bedroom 4 | 11'4 x 7'1 (3.45 x 2.16m) |

Pentland Terrace,
Edinburgh,
Midlothian, EH10 6HF



Approx. Gross Internal Area
1299 Sq Ft ~ 120.68 Sq M
For identification only. Not to scale.
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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

