



1/2 Pentland Drive
COMISTON | EDINBURGH | EH10 6PX



MURRAY
BEITH
MURRAY



1/2 Pentland Drive

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1 Flat 2 Pentland Drive is a spacious ground floor apartment within a mature modern development just off Pentland View, in the popular and highly regarded Comiston district to the south of the City Centre. The property benefits from a private garage within the development as well as well-maintained communal garden grounds.

Welcoming hall with storage cupboard; generously sized sitting room / dining room with timber mantel piece and door to a private terrace; fitted kitchen with a range of floor standing and wall mounted units; double bedroom 1 with built-in-wardrobes; double bedroom 2 with cupboard; shower room with a white three-piece suite comprising WC, wash hand basin and shower cubicle.

Private terrace and well-maintained communal garden grounds.

Single garage and unrestricted on street parking.

All fixtures and fittings are included in the sale and whilst believed to be in reasonable working order are strictly "sold as seen".

Murray Beith Murray | 3 Glenfinlas Street | Edinburgh | EH3 6AQ

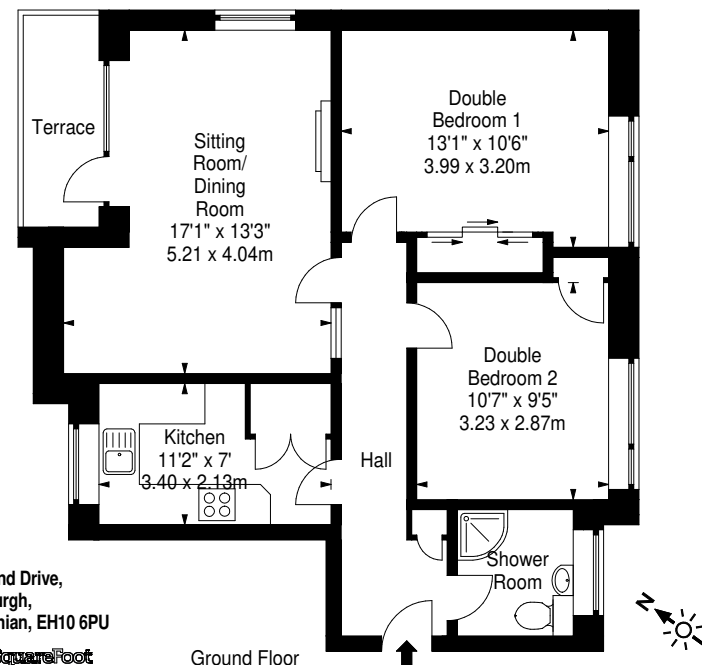
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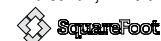
The following note is of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2025 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.



Pentland Drive,
Edinburgh,
Midlothian, EH10 6PU



Approx. Gross Internal Area
682 Sq Ft - 63.36 Sq M
For identification only. Not to scale.
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Location

Comiston is a popular residential area to the south of the city centre. On nearby Comiston Road local shops cater for everyday requirements and there is a Morrison's supermarket at Hunter's Tryst and a Tesco at Colinton Mains. Nearby Morningside boasts a Waitrose Supermarket and a Marks & Spencer Food Store as well as a wide range of boutique shops and cafes. The property is excellently located for the Edinburgh City Bypass giving easy access to Straiton Retail Outlet with its good variety of high street shops, as well as Edinburgh Business Park, Edinburgh International Airport and the wider road network in central Scotland including the A1, M8 and M9. Regular bus services also run to and from the city centre and the area is well served at both Primary and Secondary school level. Recreational facilities include Fairmilehead Park (approx. 250m), several golf courses and the Pentland Hills Regional Park, with mountain biking, hill walking, fishing and winter sports being just a few of the activities available.