

COULTERS[©]

6 COMISTON GROVE

COMISTON, EDINBURGH, EH10 6LR

 3 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

This extended three-bedroom semi-detached home enjoys a peaceful setting within a small cul-de-sac, offering an ideal balance of space, comfort and convenience. Well located for families and commuters alike, the property benefits from delightful gardens, a balcony with open views, and excellent transport links nearby.

The accommodation is bright and well-proportioned throughout. A welcoming entrance hall leads to a dual-aspect sitting room featuring a wood-effect gas fire, creating a comfortable space for relaxation. To the rear, a large open-plan kitchen and dining room with underfloor heating, forms the heart of the home. Perfectly designed for cooking, entertaining and family life, this sociable space overlooks the garden and enjoys direct access to it, making it ideal for al fresco dining in the warmer months. A useful WC and understair storage complete the ground floor.

Upstairs, there are three comfortable bedrooms, each with pleasant outlooks, and a well-appointed family bathroom serves the accommodation. A fully floored attic, accessed via a fixed staircase, provides excellent additional storage space.

KEY FEATURES



Extended semi-detached home in small cul-de-sac.



Delightful gardens and balcony with a view.



Excellent transport links nearby.



EPC Rating - C



Three bedrooms plus large attic room.



Large private driveway and timber garage.



Wonderful walks and green spaces in the area.



Council Tax Band - E



The south-facing rear garden is a real highlight. Thoughtfully landscaped and beautifully maintained, it features a greenhouse, raised seating areas and mature planted beds, creating a tranquil setting for outdoor living. A balcony, accessed from the first floor, is large enough for dining and offers wonderful open views. To the front, a private driveway provides ample off-street parking and there is also a timber garage.

The property is fitted with gas central heating operated by a Hive system with individually controllable radiator valves. Double glazing has been installed throughout along with a security system for peace of mind.





THE LOCAL AREA

Comiston is a desirable residential district that lies to the south of Edinburgh's city centre. The location is ideally placed for access to a wealth of green space, with the Hermitage of Braid and Braidburn Valley Park both a short walk away. Mortonhall Golf Club is just around the corner, while the Braid Hills and Pentland Hills are also close by, offering excellent opportunities for outdoor pursuits.

Nearby Morningside offers a vibrant mix of independent cafés, delicatessens, boutiques, restaurants and bars, alongside more extensive shopping options including a Waitrose and a Marks & Spencer Simply Food. A number of larger supermarkets are situated within a five minute drive and Straiton Retail Park is also within easy reach.

Families are well catered for, with the property lying within the catchment area for Pentland Primary School and Firrhill High School, while a number of Edinburgh's most respected private schools, including George Watson's College and George Heriot's School, are also easily accessible.

The area is well connected, with regular bus services providing swift access into the City Centre and beyond, while the Edinburgh City Bypass is just a short drive away for easy commuting around the city and further afield.

EXTRAS

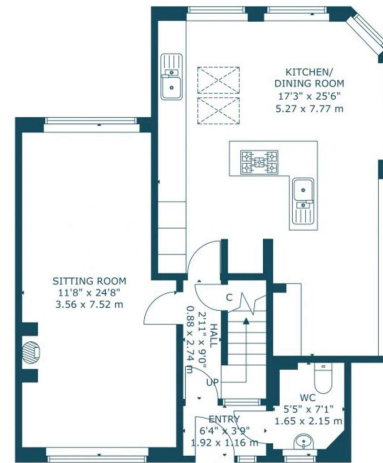
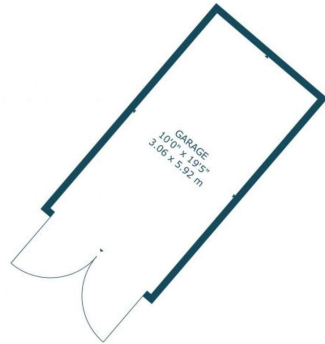
All curtains, blinds, light fittings, floor coverings, white goods, garden sheds and greenhouse are included in the sale price.



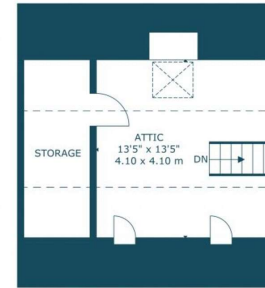
COULTERS ©

HOME REPORT VALUATION: £490,000

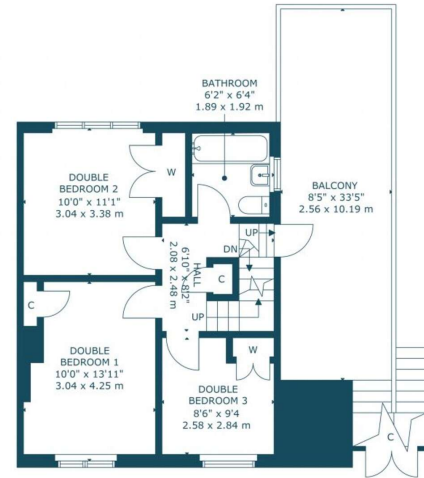




GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

6 COMISTON GROVE, COMISTON, EDINBURGH, EH10 6LR
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,238 SQ FT / 115 SQ M
 GARAGE 195 SQ FT / 18 SQ M, BALCONY 280 SQ FT / 26 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.

Copyright © Nest Marketing
www.nest-marketing.co.uk

GET IN TOUCH



www.coultersproperty.co.uk



0131 603 7333



enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the “interlinked-system”). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.