



**65 Comiston View,  
Comiston, Edinburgh, EH10 6LZ**

**CALL US ON 0131 447 4747**

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For price and viewing information please visit [residential.gillespiemacandrew.co.uk](http://residential.gillespiemacandrew.co.uk) or call 0131 447 4747

- Reception hall and storage.
- Access to floored attic via Ramsey ladder.
- Attractive living room with feature wood burning stove.
- Door providing access to rear garden.
- Modern fitted dining kitchen with appliances.
- French doors to rear.
- Two good size double bedrooms.
- Contemporary fitted bathroom with shower.
- Gas central heating.
- Double glazing.
- Private garden to the front.
- Extensive driveway leading to garage.
- Well maintained & enclosed southwest facing garden at rear with patio area.
- Unrestricted on the street parking.



## GENERAL DESCRIPTION

A well presented semi-detached bungalow situated within the highly regarded Comiston district of the city, a short journey to the south of Edinburgh City Centre and an excellent range of local amenities. The property would be ideal for a young family or perhaps somebody downsizing looking to stay within the area.

COUNCIL TAX BAND D.  
TRAIN STATION APPROXIMATELY 3.3 MILES TO HAYMARKET TRAIN STATION.  
AIRPORT APPROXIMATELY 8.9 MILES TO EDINBURGH AIRPORT.  
BUSES WITHIN 300 METRES.

## LOCATION

Comiston is a much sought after residential area located just west of the Braid Hills and adjacent to the A702, which runs south from Edinburgh, which offers easy connections by car or bus to the city centre and city bypass. The popular shopping area of Morningside is a short distance away, whilst Straiton Retail Park and Fort Kinnaird are also within close vicinity. There are plenty of green and open spaces for walking and cycling, along with various public and private golf clubs in the area. A wide range of outdoor pursuits is available, with the Braid Hills immediately accessible, and Braidburn Valley Park, the Hermitage of Braid, Craiglockhart, Blackford and Pentland Hills all within a short radius. Local schooling options include Pentland Primary and Firrhill Secondary.

**EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, DOUBLE OVEN, COOKER HOOD, AUTOMATIC WASHING MACHINE. THE FRIDGE/FREEZER MAY BE AVAILABLE FOR NEGOTIATION. THE GARDEN FURNITURE AND SOFA IN THE LIVING ROOM MAY BE AVAILABLE THROUGH NEGOTIATION.**





**Comiston View,  
Edinburgh,  
Midlothian, EH10 6LZ**



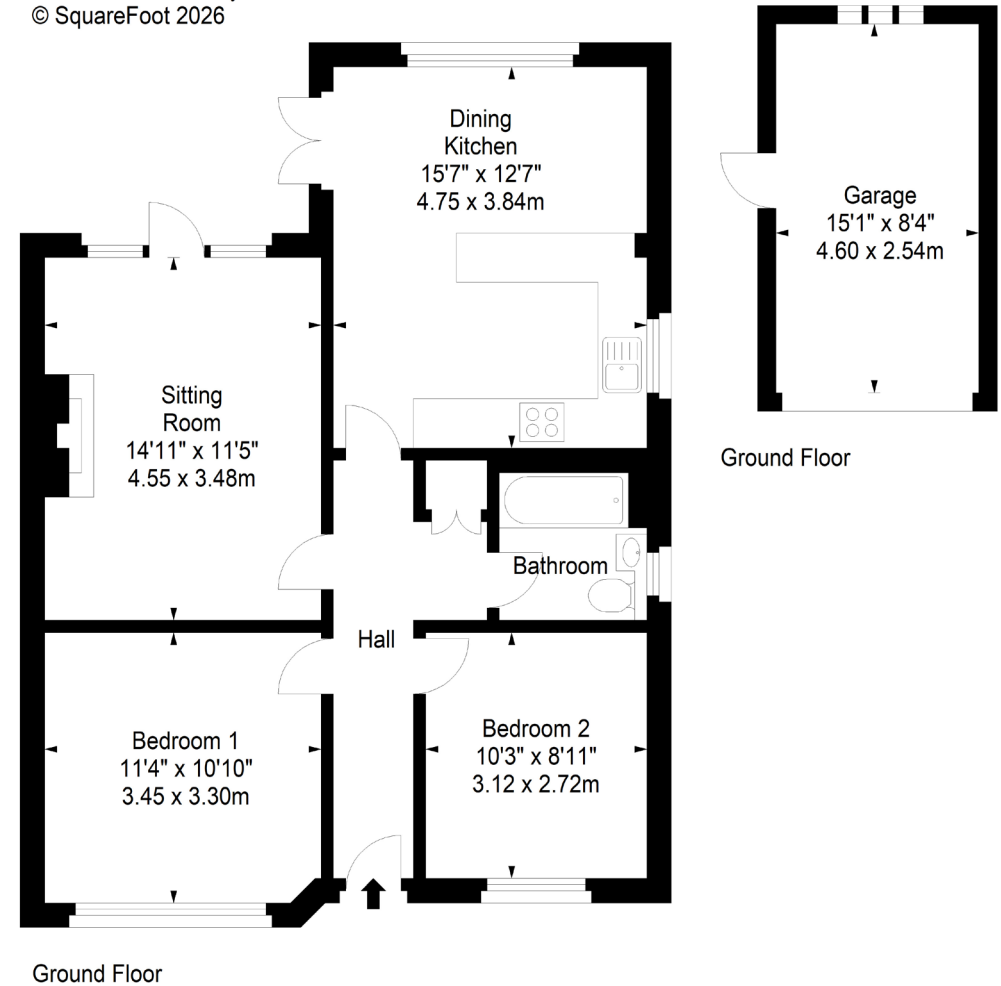
Approx. Gross Internal Area  
730 Sq Ft - 67.82 Sq M

Garage

Approx. Gross Internal Area  
124 Sq Ft - 11.52 Sq M

For identification only. Not to scale.

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**ENERGY PERFORMANCE  
CERTIFICATE RATING C**

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**WEBSITE: RESIDENTIAL.GILLESPIEMACANDREW.CO.UK**

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.