



18 Pentland Grove,
Comiston, Edinburgh, EH10 6NR

CALL US ON 0131 447 4747

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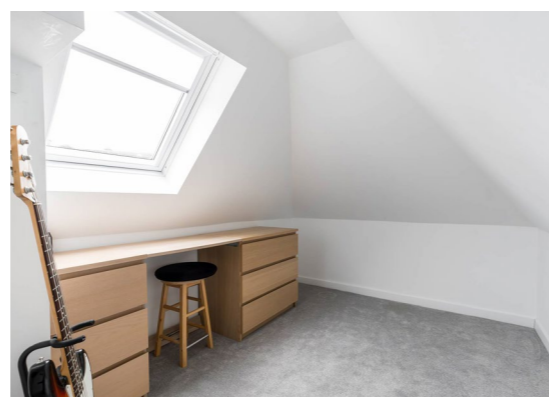
For price and viewing information please visit
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- Entrance vestibule.
- Reception hall with excellent understairs storage cupboard.
- Attractive bay windowed living room with feature gas fire.
- Modern fitted kitchen with solid quartz worktops & appliances.
- Formal dining room with a feature fireplace.
- Conservatory to rear.
- Two generously proportioned double bedrooms on the ground-level.
- Fully tiled shower room on ground-level.
- Upper landing with storage in eaves.
- Good-sized double bedroom with fitted wardrobes & ensuite shower room.
- Children's bedroom/home office or study.
- Gas central heating.
- Double glazing.
- Alarm.
- Chipped stone garden to front.
- Monobloc driveway accommodating up to 3 cars leading to garage.
- Extensive, enclosed & beautifully maintained south facing garden to rear with decking & patio areas.
- Unrestricted on the street parking.

GENERAL DESCRIPTION

A stunning extended detached bungalow situated within a quiet cul de sac in the highly regarded and much sought after Comiston district of the city, a short journey to the south of Edinburgh City Centre and within close proximity to a wide range of excellent amenities. The property is brought to the marketplace in immaculate condition throughout and would make an ideal family home in a superb location.





LOCATION

Comiston is a very sought after area in the south of the city which offers a wide range of local supermarkets including Morrisons & Aldi. Further shopping and amenities are available a short drive or bus ride away in nearby Morningside, which has Waitrose and M&S Simply Food, independent retailers, speciality food stores, coffee shops, bars & restaurants. Straiton Retail Park is also a short drive away with its wide range of retail outlets. 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. There are superb amenities a short distance away, including a library, the very popular independent Dominion Cinema & Church Hill Theatre, together with a good range of gyms/leisure facilities and golf courses. The house is also very well placed for lots of walks and open spaces including the Pentland Hills, Fairmilehead Park, Hermitage of Braid, Braid Hills and Braidburn Valley Park. There is easy access into town, via the numerous bus services, and out of town to the city bypass and the motorway network beyond.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE/FREEZER AUTOMATIC WASHING MACHINE AND DISHWASHER. THE WARDROBES WITHIN THE BEDROOM ON GROUND-LEVEL WILL BE INCLUDED WITHIN THE FOR SALE PRICE, OTHER FURNITURE MAY BE AVAILABLE UNDER SEPARATE NEGOTIATION.



COUNCIL TAX BAND	F
TRAIN STATION	APPROXIMATELY 3.5 MILES TO HAYMARKET TRAIN STATION.
AIRPORT	APPROXIMATELY 9 MILES TO EDINBURGH AIRPORT.
BUSES	WITHIN 300 METRES.

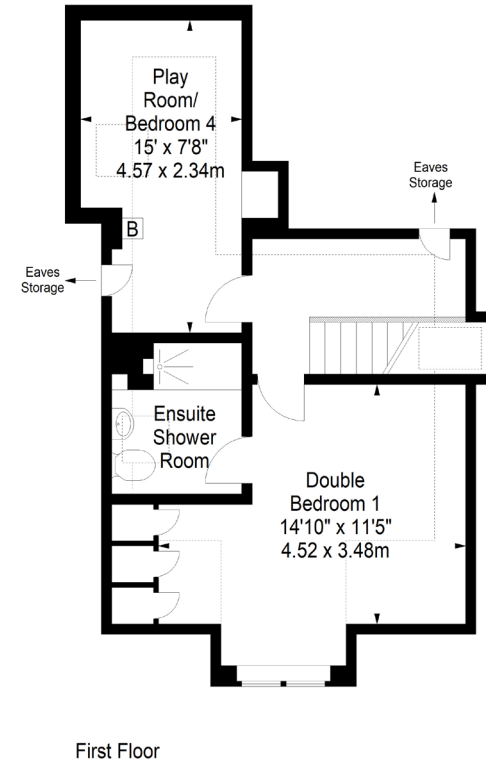
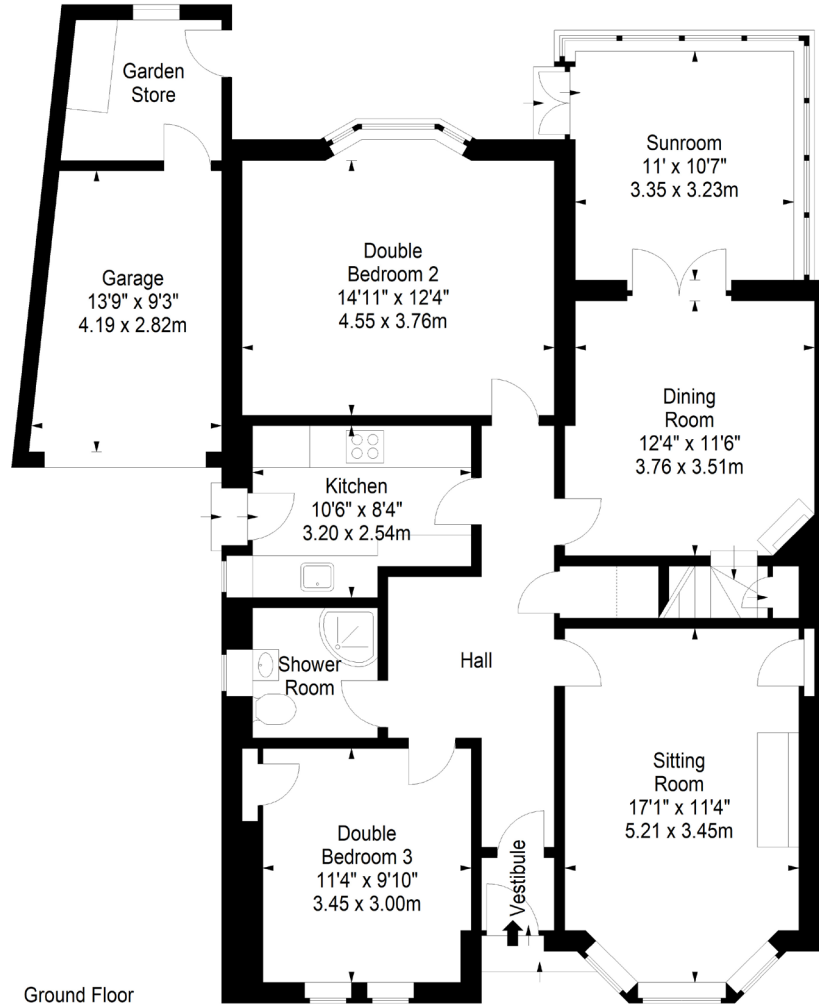
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Approx. Gross Internal Area
1500 Sq Ft - 139.35 Sq M
Garage & Garden Store
Approx. Gross Internal Area
169 Sq Ft - 15.70 Sq M
For identification only. Not to scale.
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**ENERGY PERFORMANCE
CERTIFICATE RATING D**



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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

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.