



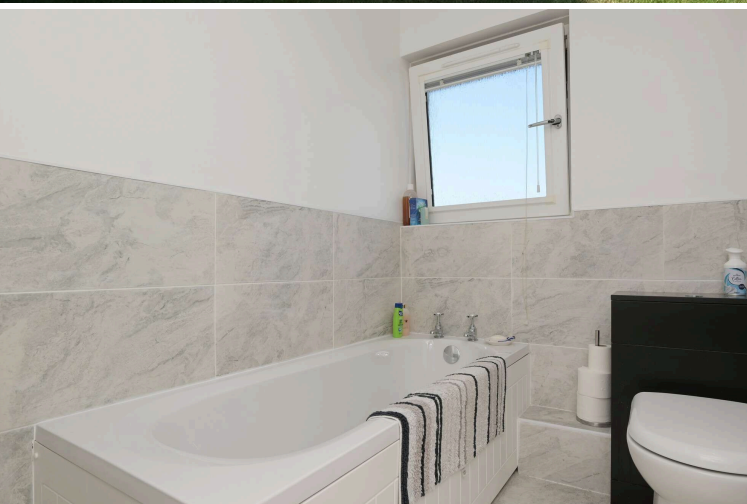
## Location

Nestled in the highly sought-after residential district of Comiston, this beautifully presented four-bedroom detached home offers an exceptional blend of space, convenience, and lifestyle appeal. Surrounded by excellent local amenities and outstanding green spaces, the property is perfectly positioned for families and professionals alike.

Nearby Buckstone offers a selection of local shops, neighbouring Morningside, a short bus trip away, provides a range of supermarkets, independent boutiques, cafés, bars, and highly regarded restaurants. Popular retailers including Marks & Spencer Food and Waitrose further enhance the area's superb shopping offering. Comiston is renowned as one of Edinburgh's most desirable residential locations, benefiting from excellent public transport connections. The City Bypass can be reached within minutes, providing swift access to Edinburgh International Airport, the A1, and the wider central motorway network, making commuting exceptionally convenient.

The area is particularly appealing for those who value outdoor living and recreation. The stunning Pentland Hills Regional Park, several prestigious golf courses, and the renowned Hillend Snowsports Centre are all nearby. Families are especially well catered for, GP, local shops, Primary School and Library all within a 10 minute walk of the property. Combining a peaceful residential setting with outstanding amenities, excellent transport links, and beautiful surrounding countryside, this superb home presents a rare opportunity to enjoy the very best of suburban Edinburgh living.





### Accommodation

Two storey detached house  
Principal bedroom with ensuite  
3 additional bedrooms  
Large lounge leading out to a Conservatory overlooking well maintained gardens  
Dining Room with patio doors  
Fully equipped modern kitchen with Utility Room  
Family bathroom with bath, separate Shower Cubicle, wash hand basin and WC and a downstairs cloakroom

### Key Features

Impressive Two-Storey Detached Family Home

Located Within a Highly Desirable Residential Setting

Extensive, Beautifully Maintained Private Gardens

Spacious Double Garage with Generous Private Driveway

Exceptional Family Accommodation Throughout

Excellent Selection of Local Amenities and Highly Regarded Schools Nearby

### Home Report

Please visit: [www.allingham.co.uk](http://www.allingham.co.uk) or [www.espc.com](http://www.espc.com)

### Price and Viewing

For current price and viewing details, please visit [espc.com](http://espc.com) or [www.allingham.co.uk](http://www.allingham.co.uk) or telephone Allingham & Co on 0131 447 9341.

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Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC

