



29 Pentland Terrace, Edinburgh, EH10 6HD



Welcome

Welcome to Pentland Terrace, situated in a highly sought-after residential location, this beautifully presented three-bedroom lower villa offers generous accommodation, a delightful private rear garden along with private gardens to the front and superb open views over Braid Valley Park. The combination of a private garden, park views, flexible accommodation and a popular residential setting give the property a broad appeal across several buyers, particularly those seeking a family home in an area renowned for its access to some of the city's highest-performing schools. Further benefits include gas central heating, double glazing, and unrestricted on-street parking. Presented to the market in excellent order throughout, we would recommend an early viewing.

- Reception hallway with useful storage options
- Front facing living room, bay window and fireplace
- Stylish fully fitted kitchen, rear garden access
- Dining room or bedroom four with an open fire and rear garden access
- Three double bedrooms
- Family bathroom comprising WC, wash hand basin, bath and shower cubicle.
- Gas central heating
- Double glazing
- Gardens front and rear
- On street parking







Comiston

Pentland Terrace enjoys a peaceful setting on Edinburgh's desirable south side, within the highly regarded Morningside area. Characterised by attractive period homes, mature greenery and a strong sense of community, Pentland Terrace offers a balance of tranquillity and convenience. Residents benefit from easy access to the independent cafés, restaurants and boutique shops of Morningside, while the city centre is readily reached by regular bus services or a short drive. The nearby Braid Hills and Pentland Hills Regional Park provide extensive opportunities for walking, cycling and outdoor recreation, making the location particularly appealing to families and professionals alike. Excellent schooling options, both state and private, together with convenient access to the City Bypass and Edinburgh's wider transport network, further enhance the area's reputation as one of the capital's most sought-after residential addresses

Extras

The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included.





Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

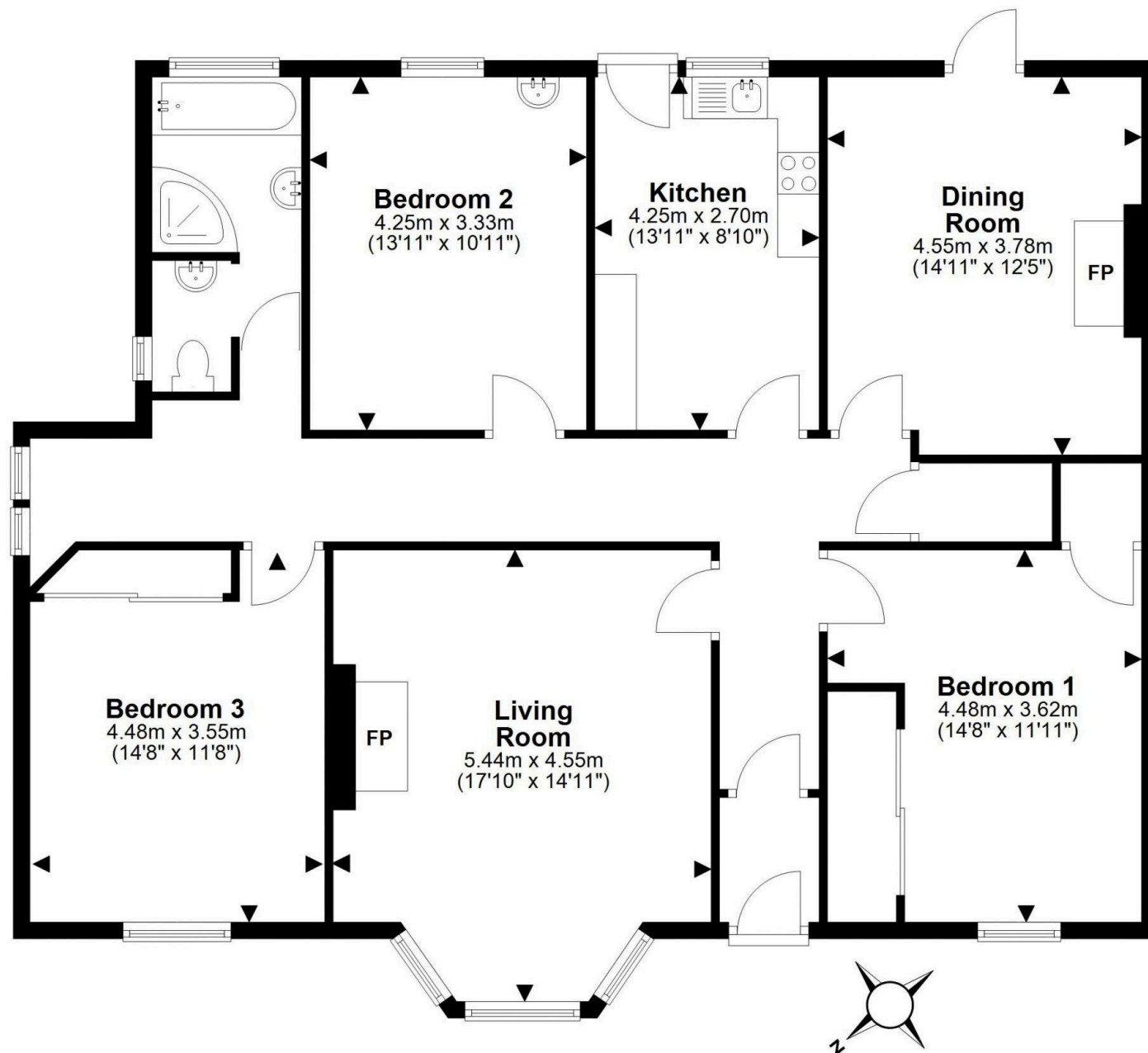
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.