

28 Tryst Park

Edinburgh, EH10 7HD

mhdlaw



  
1 Public 4 Bed EPC

“Four bedroom, detached house”



Features

- Well Positioned Family Home
- Stunning Rural Views to The Pentland Hills
- Dual-Aspect Sitting/Dining Room Opening onto Garden
- Fitted Kitchen
- Ground Floor Study/Single Bedroom
- Guest Cloakroom
- Four Bedrooms on First Floor
- Modern Family Bathroom with Shower and Bath
- Single Garage & Drive
- Good-Sized Front & Rear Garden with raised Deck and Lawn Areas



PROPERTY DESCRIPTION

Well appointed throughout and benefiting from bright and airy living space and private gardens front and rear along with a long driveway and single garage. This four bedroom, detached house offers excellent family accommodation, with beautiful countryside views out over the Pentland Hills.

LOCATION

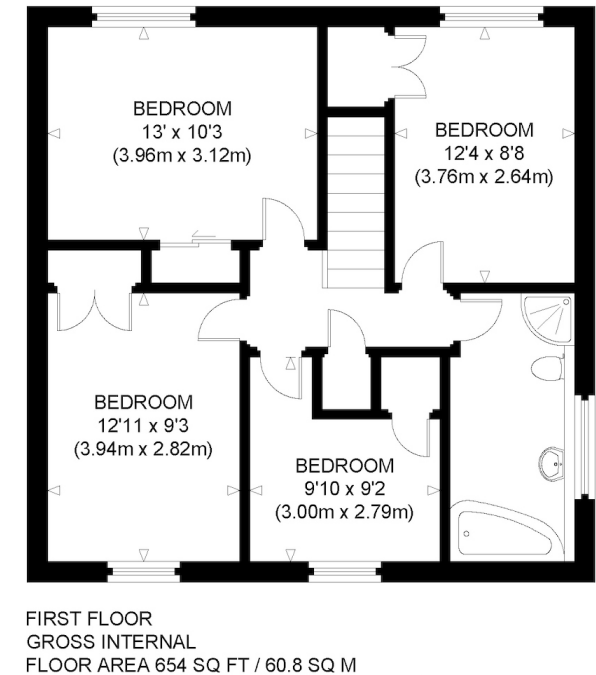
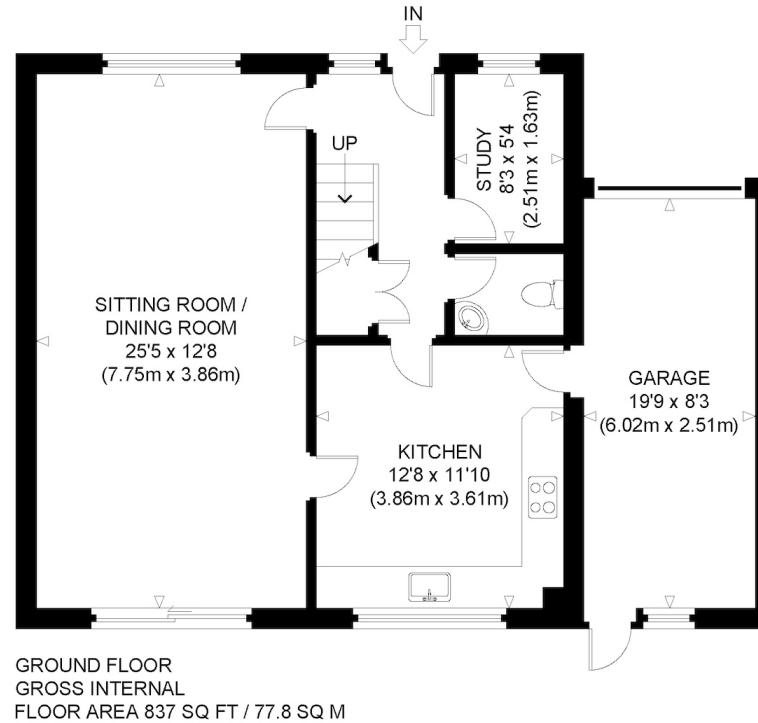
Tryst Park is set in the heart of a peaceful, residential estate, on the southern fringes of Edinburgh, with a rural outlook but with the benefit of excellent links into the city. The property is close to a good array of local amenities in neighbouring Oxgangs and a short bus ride takes you north to Morningside, well known for its independent cinema, chic boutiques and stylish eateries. Located close to the city centre but mere moments from the beautiful open spaces of the Pentland Hills, Hermitage of Braid and Blackford Hill. Catchment schools are Pentland Primary and highly regarded Firrhill High School, with private schooling nearby including George Watson's College, George Heriot's and Merchiston Castle. Napier University campuses at Craiglockhart and Merchiston are within close proximity.

Regular bus services provide good access to the city centre, and for the motorist, the A720 (City Bypass) is an efficient route leading to the M8/9 and A1.

HOME REPORT VALUE – £465,000

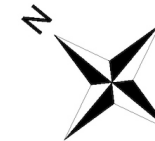
COUNCIL TAX BAND – G

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



TRYST PARK
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1491 SQ FT / 138.6 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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Viewing – By appointment please call MHD Law on 0131 555 0616.

All enquiries, note of interest and offers to be directed to the property department at:

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T: +44 (0) 131 555 0616 E: edinburgh@mhdlaw.co.uk

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