



9 Pentland Gardens

COMISTON | EDINBURGH | EH10 6NN



MURRAY
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9 Pentland Gardens is a generously proportioned detached bungalow with the benefit of a large extension creating a bright kitchen / dining room / family room. The property also benefits from off-street parking and an enclosed rear garden.

Entrance vestibule; welcoming hall with storage cupboard; living room with bay window and real flame gas fire; kitchen / dining room / family room with wall mounted and floor standing units, integrated appliances and access to the enclosed rear garden; double bedroom 1 with bay window and storage cupboards; double bedroom 2 with storage cupboard; double bedroom 3; shower room with a 3-piece suite comprising WC, wash hand basin and shower cubicle. Attic room with roof-top views.

To the front of the property is driveway giving parking and front garden with flag-stone path leading to the front door. To the rear of the property is an enclosed garden with patio, lawn and mature borders. The garden shed is included in the sale.

Gas central heating with Hive control. Double glazing.

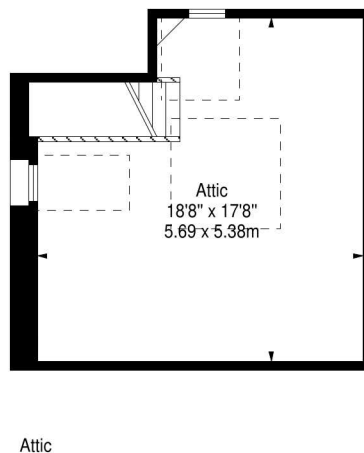
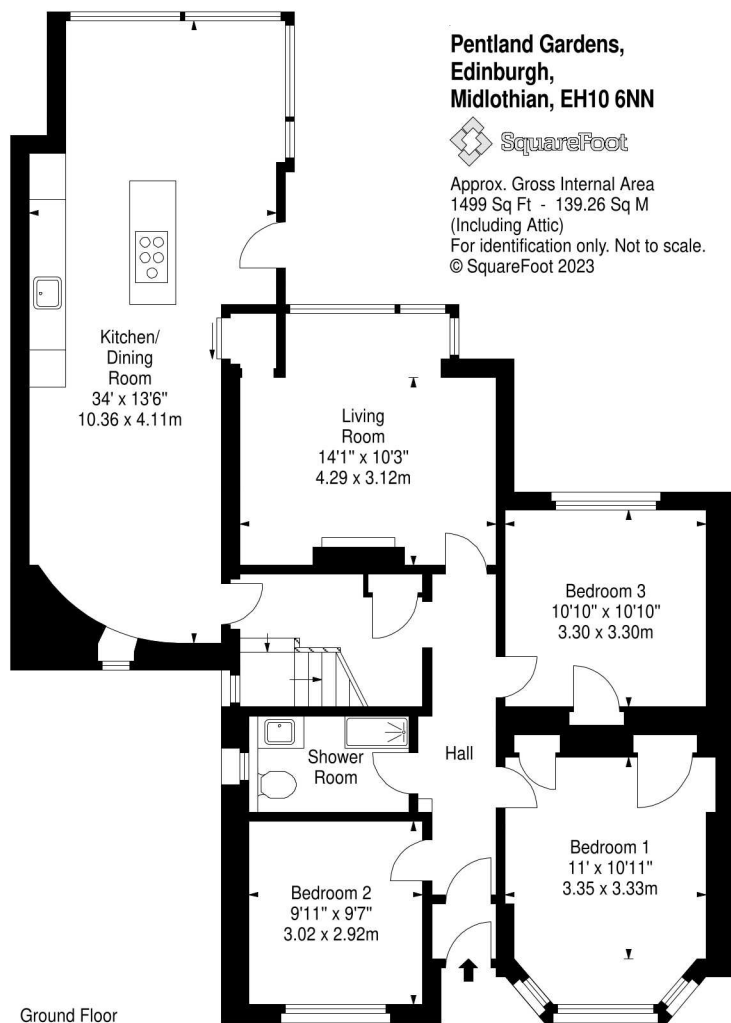
Front and rear gardens with driveway parking.

Standard fixtures and fittings are included in the sale, and whilst believed to be in reasonable working order, are strictly "sold as seen". All white goods are included in the sale and include the fridge / freezer, dishwasher, gas hob, oven and washing machine.

Some items of furniture may be available by separate negotiation.

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.





Location

Comiston is a popular residential area to the south of the city centre. A great range of shopping facilities is available locally and in nearby Morningside, which boasts a Waitrose Supermarket, a Marks & Spencer Food Store and a wide range of boutique shops and cafes. The property is well-located for the Edinburgh City Bypass giving easy access to Straiton Retail Outlet with its extensive variety of high street shops, as well as easy access to Edinburgh Business Park, Edinburgh International Airport and the wider road network in central Scotland. Regular bus services also run to and from the city centre from Pentland Terrace and Greenbank Drive, and the area is well served at both Primary and Secondary school level. Recreational facilities include Fairmilehead Park, several golf courses and the Pentland Hills Regional Park, with mountain biking, hill walking, fishing and winter sports being just a few of the activities available.



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The following note is of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2023 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.