

Jardine Phillips  
Solicitors • Estate Agents

COMISTON

1/17 PENTLAND DRIVE  
EH10 6PU



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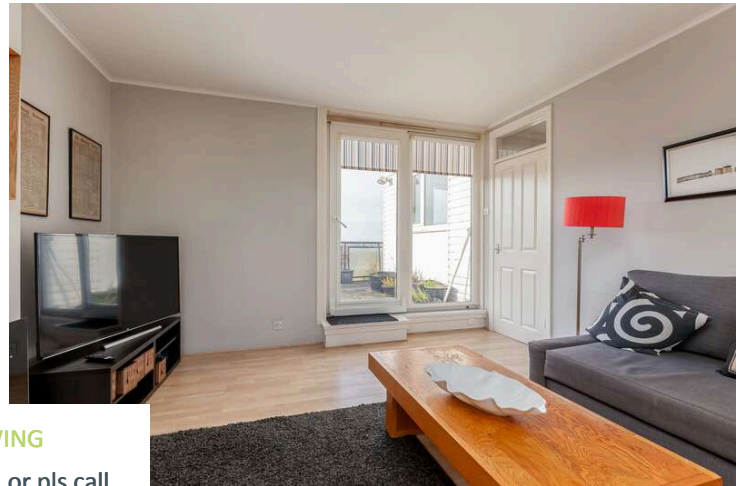
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EPC RATING: G

OFFERS OVER £300,000

## PROPERTY DESCRIPTION

- Long open hallway with two handy storage cupboards
- Sunny dual aspect lounge with contemporary electric fire and sliding patio doors out to the roof terrace
- Good sized, fully tiled kitchen with wide range of units & appliances
- Master bedroom with fitted wardrobes, a vanity sink unit and sliding patio doors out to the roof terrace
- Dual aspect bedroom 2 with good range of fitted wardrobes
- Dual aspect bedroom 3 currently used as a dining room
- Contemporary bathroom with bath, vanity sink unit and wc
- Electric heating and double glazed windows
- Two large areas of roof terrace with panoramic views, paved patio areas for sitting out, space for pots & chipped areas – lots of potential to make an amazing lounging & entertaining space
- Garage located to the rear of the building and residents' parking
- The development is factored by Trinity Factors at a cost of £895.21 per annum to cover block maintenance & cleaning of all communal areas including the gardens, parking area, lobby, stairwell & lift

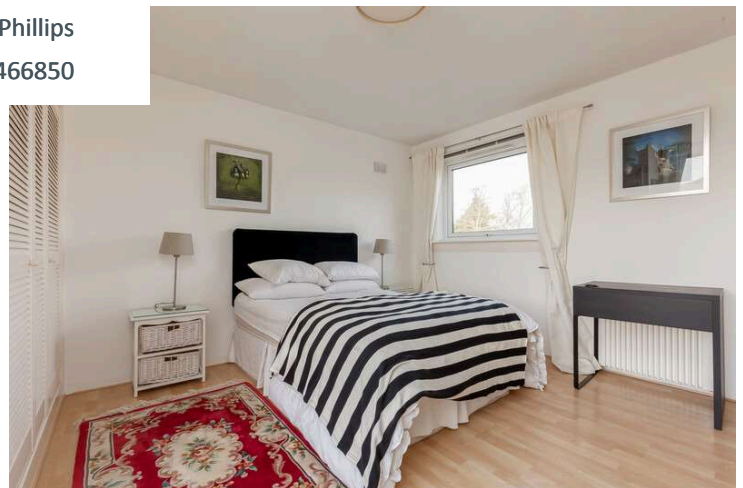


## VIEWING

Sun 2-4 pm or pls call

Jardine Phillips

0131 4466850







## UNIQUE THREE BED PENTHOUSE APARTMENT WITH UNBELIEVABLE ROOF TERRACES AND UNINTERRUPTED VIEWS

This bright property is truly a one of a kind, with three bedrooms, a good sized lounge and direct lift access. It's main selling feature though is its two large roof terraces providing 180 degree, west facing breathtaking views - a veritable sun trap. Located in a well maintained block in a quiet location in Comiston, with easy access into Morningside and all its amenities. Ideal for those also wishing to have the countryside on their doorstep.

### AREA

Comiston is a popular suburb in the south of the city which offers a quiet lifestyle with easy access out to the countryside, but with all the amenities of Morningside a short bus ride or drive away. There is a good range of local supermarkets nearby, namely Aldi, Morrisons and Tesco, with a wider range of supermarkets (including Waitrose and M&S Simply Food), independent retailers, coffee shops, speciality food stores, bars & restaurants available in both Morningside and Bruntsfield. Straiton Retail Park is also a short drive away with its wonderful array of retail outlets. Local schooling is well renowned and the property is in the catchment for Pentland Primary & St Mark's RC primary schools and Firrhill & St Thomas of Aquin's RC high schools. There are superb amenities available in Morningside including a library, the very popular independent Dominion Cinema and Church Hill Theatre, with a range of

gyms and leisure facilities a short drive away. The flat is also well placed for lots of walks & open spaces including Fairmilehead Park, Braidburn Valley Park and the Pentland Hills. There is easy access both into town, via the numerous bus services, and out of town to the city bypass and the motorway network beyond.

### PARKING

Residents Parking and garage

### EXTRAS

The blinds/curtains, light fittings, gas/electric hob, gas/electric oven, cooker hood, dishwasher, integrated/freestanding fridge freezer, washing machine and tumble dryer are included in the sale.

### HOME REPORT VALUATION

£310,000

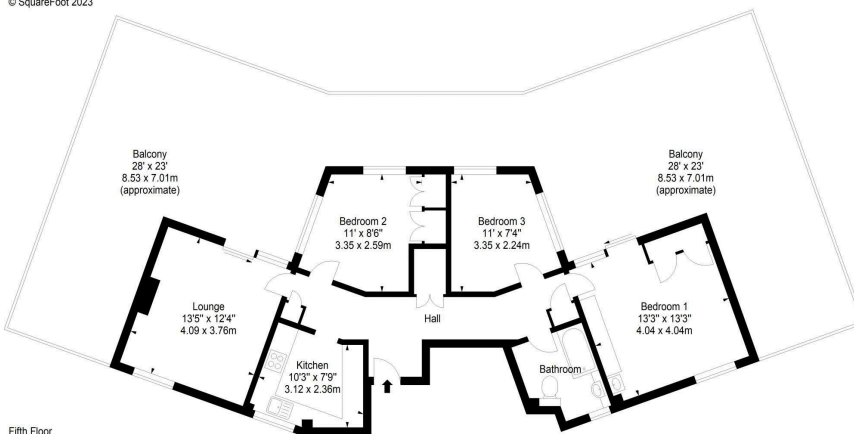


Lounge	13'5 x 12'4 (4.09 x 3.76m)
Kitchen	10'3 x 7'9 (3.12 x 2.36m)
Bedroom 1	13'3 x 13'3 (4.04 x 4.04m)
Bedroom 2	11' x 8'6 (3.35 x 2.59m)
Bedroom 3	11' x 7'4 (3.35 x 2.24m)

Pentland Drive,  
 Edinburgh,  
 Midlothian, EH10 6PU



Approx. Gross Internal Area  
 873 Sq Ft - 81.10 Sq M  
 For identification only. Not to scale.  
 © SquareFoot 2023



Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

