



# 39 Pentland Gardens

COMISTON | EDINBURGH | EH10 6NN



MURRAY  
BEITH  
MURRAY



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39 Pentland Gardens is an immaculately presented and generously proportioned detached bungalow with the benefit of a fantastic architect-designed extension creating a beautiful 3 / 4 bedroom home. The property also benefits from off-street parking and an enclosed wrap around garden with south- east facing aspect, providing all day sun.

Welcoming hall with storage cupboards; bright living room with bay window; stunning kitchen / dining room / family room with German made wall mounted and floor standing units, a stone worktop, integrated appliances and access to the enclosed rear garden; utility room; double bedroom 1 with a dual aspect and built-in-wardrobes; double bedroom 2 with built-in-wardrobe; double bedroom 3 with built-in-wardrobe; contemporary family bathroom with a white three piece suite comprising WC, wash hand basin and bath; shower room with a 3-piece white suite comprising WC, wash hand basin and shower cubicle. Triple glazed wood framed windows with low maintenance aluminium exterior, and wooden flooring throughout. Partially floored attic room.

To the front of the property is driveway giving parking for two vehicles and front garden with flag-stone path leading to the front door. To the rear of the property is an enclosed south-east garden with patio, lawn and mature borders.

Gas central heating with control. Triple glazing.

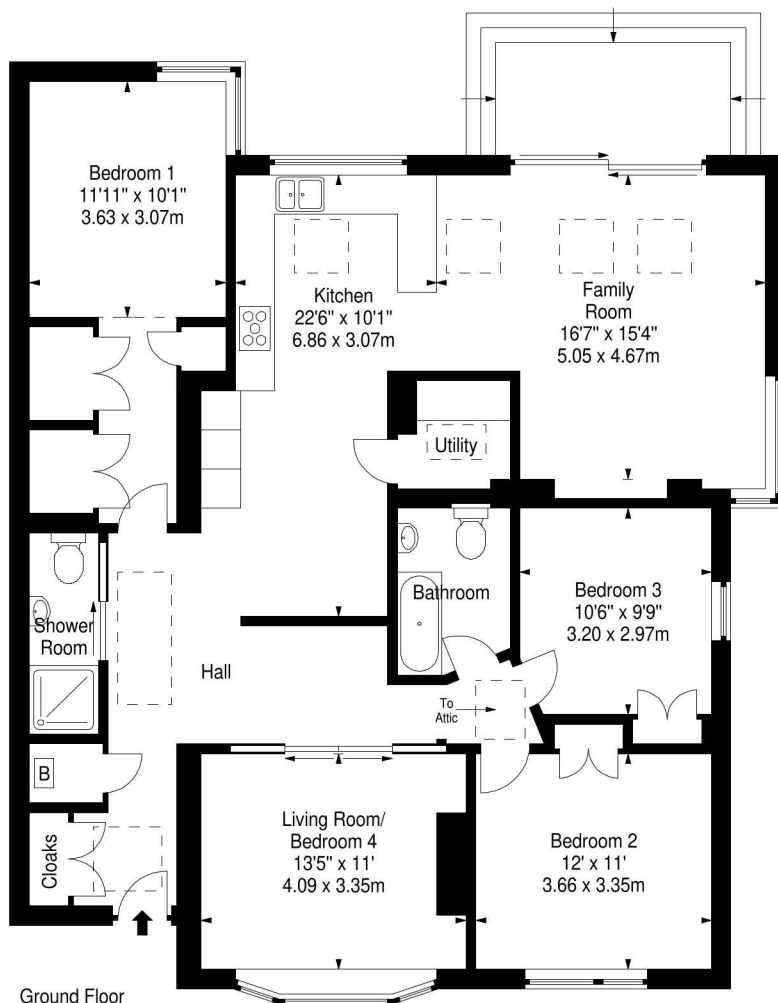
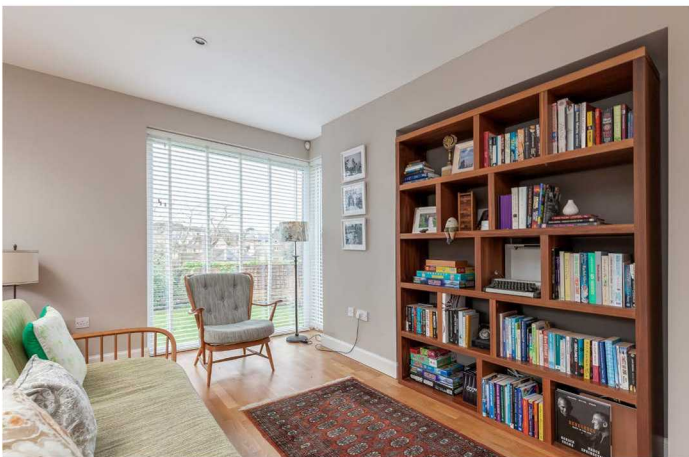
Front and rear gardens with driveway parking.

Standard fixtures and fittings are included in the sale, and whilst believed to be in reasonable working order, are strictly "sold as seen". All integrated white goods are included in the sale and include the fridge / freezer, dishwasher, induction hob and double ovens with integrated microwave and separate warming drawer.

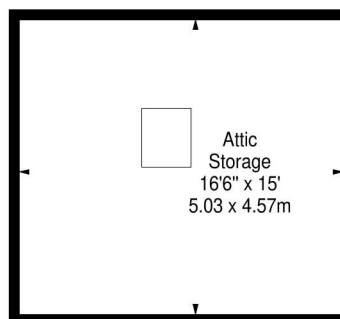
From 1 February 2022, residential properties in Scotland are required to have installed a system of inter-linked smoke alarms that comply with BS EN14604:2005 and heat detectors that comply with BS 5446-2:2003, together with carbon monoxide detectors that comply with British Kitemark EN50291-1. Whilst there is an inter-linked system installed in 2016 no warranty is given that it complies with the above, and interested parties should make their own enquiries.







Ground Floor



Attic

**Pentland Gardens,  
Edinburgh,  
Midlothian, EH10 6NN**



Approx. Gross Internal Area  
1488 Sq Ft - 138.24 Sq M

Attic  
Approx. Gross Internal Area  
248 Sq Ft - 23.04 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024

## 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 Crescent, and the area is well served at both Primary and Secondary school level. Recreational facilities include Fairmilehead Park, several golf courses, tennis clubs and the Pentland Hills Regional Park, with mountain biking, hill walking, fishing and winter sports being just a few of the activities available. The property is ideally situated close to Braidburn Valley Park which is excellent for dog walking.



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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.