

57 Pentland View, Edinburgh, EH10 6PY

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Rarely available, this delightful four bedroom semi-detached property offers well-proportioned and flexible family accommodation, the property further benefits from a wonderful south facing rear garden with summerhouse, garden to the front along with a driveway and single garage. The property is ideally located in the sought-after Comiston area of Edinburgh and backs onto Fairmilehead Public Park. It is close to many local amenities and highly regarded schooling whilst being close to commuter links. Presented to the market in good order throughout, we would recommend and early viewing.

- Entrance porch.
- Reception hallway with two cupboards
- Rear facing bright and spacious living room.
- Fully fitted kitchen with a range of wall and base units along with integrated appliances. Dining area.
- Garden room with direct access to the rear garden.
- Front facing dining room or double bedroom.
- Shower room located on the ground floor.
- Double bedroom rear facing with a bay window with views to Pentland Hills and storage cupboard.

- Front facing double bedroom boasting beautiful views across the city.
- Double bedroom front facing.
- Bathroom comprising WC, wash hand basin, bath with shower over.
- Gas central heating.
- Double glazing.
- Enclosed large south facing rear garden with a summerhouse (light and power) and shed.
- Private garden to the front, driveway and single garage.









Location

Comiston is located approximately two miles to the South of the city centre and is a particularly attractive area which is always popular with purchasers as it combines traditional properties with excellent local amenities. The property is well located for many of the campuses of Edinburgh and Napier University. Within Morningside there is an abundance of individual shops including delicatessens, fishmongers, butchers, greengrocers, as well a Waitrose Supermarket and Marks & Spencer Food Store. There are also post office and banking facilities, health care, dentists and a wide range of cafés, bistros and restaurants. Regular buses operate to the city centre and other areas. The city by-pass can be accessed at the Lothianburn and Dreghorn Junction which in turn leads to major motorway networks and Edinburgh Airport and the Forth Road Bridge. Recreational and leisure facilities include libraries, cinemas, theatre and Merchants of Edinburgh and Lothianburn Golf Courses as well as many delightful walks in the Braidburn Valley and Blackford Hills.

Extras

The white goods, summer house, shed, curtains, blinds and fitted floor coverings are included. Please note some light fittings maybe removed.

Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - D



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropic 20204







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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 appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

