



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 as 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 Dregghorn 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



