










Offers Over

£475,000

22 Pentland View

Comiston | Edinburgh | EH10 6PS

Offering well-proportioned family accommodation this delightful semi-detached house is peacefully located in the much sought after Comiston district of South Edinburgh and enjoys an elevated position offering impressive far-reaching views.

-  3 Bedrooms
-  2 Public Rooms
-  1 Bathroom
-  Garage & driveway
-  Private front and rear gardens
-  EPC Rating – D
-  Council Tax Band – E



Description

The front door opens to a wide and welcoming hallway with ample built-in storage space, attractive wood flooring and windows to the front and side. A hatch in the floor of the understair cupboard gives access to cellar space and doors lead to both reception rooms and the kitchen. The bay windowed reception room to the rear offers attractive views and has a fireplace housing a gas fire with backboiler. A second generous reception room to the front offers a flexible choice of uses, ideal as a formal dining room or family room. The modern fitted kitchen and utility room have a superb range of units with integrated double oven, hob, cooker hood and dishwasher with the fridge freezer and washing machine also included in the sale. There are windows to the side and a door giving access to the back garden. Stairs from the hallway lead to the upper landing with glazed hatch to the loft space and useful storage cupboard. The principal bedroom has a bay window to the rear offering breathtaking far reaching views and substantial built-in wardrobes. There are two further bedrooms and a good-sized family bathroom with white suite and over bath shower. Benefits on offer include gas central heating and full double glazing.



Extras

All fitted floor coverings curtains, window blinds and the aforementioned kitchen appliances are to be included in the sale.

Gardens, Garage and Driveway

The property benefits from an enclosed and attractively landscaped rear garden with patio and pebble chipped areas offering the ideal setting for relaxing or al fresco dining during the warmer months. A single detached garage with up and over door, power and light is located to the side of the house and a paved and pebble chipped driveway offers ample off street parking. The front garden sets the house back from the street with a hedge offering privacy, lawn and well-stocked flower and shrub borders.

Note

This property has been subject to virtual staging to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the “before” images which have also been uploaded for perusal.

Viewing

Sunday 2-4pm or by appointment through Neilsons 0131 625 2222.





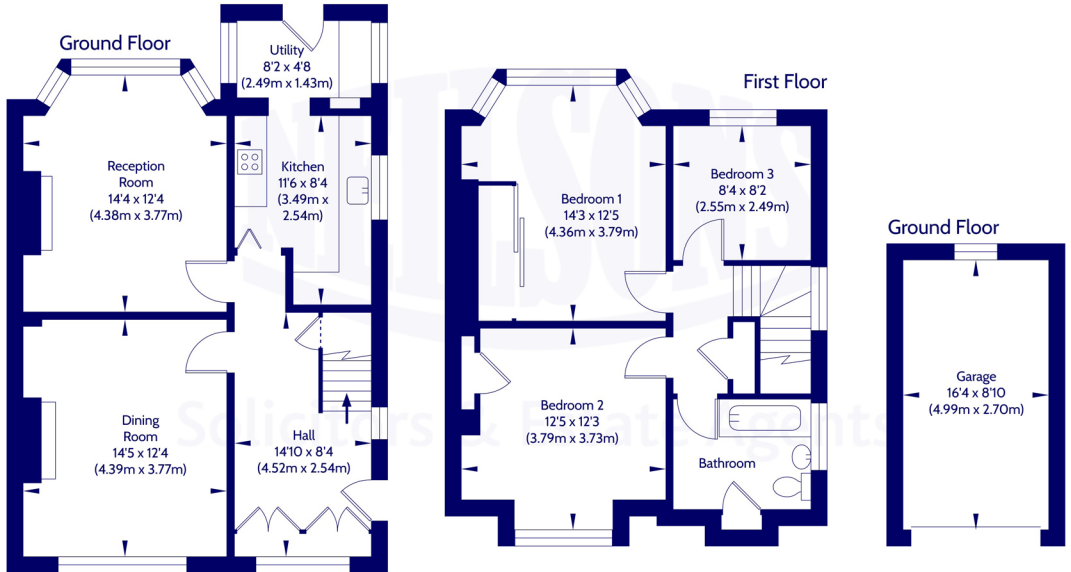
Location

Comiston is a popular suburb to the south of Edinburgh City Centre, conveniently placed for access to the bypass and excellent transport links and popular with families thanks to well-regarded local schools. Local shops and services are available within easy walking distance on nearby Comiston Road which provide for everyday needs with further specialist shopping available in neighbouring Morningside. A choice of supermarkets can be found within a short drive and a wide array of recreational facilities are close at hand including Braidburn Valley Park, a choice of golf courses, the Pentland Hills Regional Park and Hillend Ski Centre.





Approx. Gross Internal Floor Area 107.23 Sq M / 1154 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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