

Jardine Phillips
Solicitors • Estate Agents

COMISTON

60 COMISTON VIEW
EH10 6LZ



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EPC RATING: C

OFFERS OVER £465,000

PROPERTY DESCRIPTION

- Hallway with fitted storage
- Bright & sunny sitting room with feature fireplace with fuel effect gas fire and French doors through to
- Second reception room currently used as a family room
- Open plan kitchen/dining room with excellent range of kitchen units & appliances and loads of space for a large dining table, with French doors out to the garden
- Sunroom with two sets of French doors (and sliding door) and a transparent roof
- Handy utility room with boiler, storage cupboards and space for washing machine & tumble dryer
- Ground floor double bedroom currently also used as a study
- Ground floor cloakroom
- Two double bedrooms on the first floor – perfect for children's rooms
- Family bathroom with bath with shower over, vanity sink unit & wc
- Landing with storage cupboard, space for a further study area and stairs to second floor
- Master bedroom with good sized dormer and velux windows, fitted wardrobes & eaves storage
- Ensuite shower room with shower cubicle, vanity sink unit & wc
- Gas central heating from Vaillant condensing combi boiler located in the utility room fitted 2016
- Upvc double glazed windows & doors
- Private front garden with off street parking and expansive rear garden with decking, lawn surrounded by borders & shed and playhouse



VIEWING

Sun 2-4pm all pls call

Jardine Phillips

0131 4466850





SUPERB EXTENDED FOUR BED SEMI DETACHED HOUSE IN POPULAR COMISTON WITH OUTSTANDING VIEWS

This beautifully presented property would make an ideal family home, having spacious living accommodation which is great for entertaining, four good sized bedrooms, space for working from home, two bathrooms, a large garden and off street parking. In the catchment for well renowned schools and within a short drive or bus ride of Morningside & Straiton with their wealth of amenities & shopping. Also close to wide open spaces, ideal for those that like the outdoors. Excellent transport links into the city centre making it perfect for commuters.

AREAS

Comiston is a very popular area in the south of the city which offers a wide range of local supermarkets including Morrisons & Aldi. Further shopping and amenities are available a short drive or bus ride away in nearby Morningside, which has Waitrose and M&S Simply Food, independent retailers, speciality food stores, coffee shops, bars & restaurants. Straiton Retail Park is also a short drive away with its wide range of retail outlets. Local schooling is well renowned and the property is in the catchment for Pentland & St Marks RC Primary Schools and Firrhill & St Thomas of Aquin's RC High Schools. There are superb amenities a short distance away, including a library, the very popular independent Dominion Cinema & Church Hill Theatre, together with a good range of gyms/leisure facilities and golf courses. The house is also very well placed for lots of walks and open spaces including the Pentland Hills, Fairmilehead Park, Hermitage of Braid,

Braid Hills and Braidburn Valley Park. There is easy access into town, via the numerous bus services, and out of town to the city bypass and the motorway network beyond.

EXTRAS

The blinds/curtains, light fittings, range cooker, cooker hood, built in microwave, dishwasher, freestanding fridge freezer, washing machine and tumble dryer are included in the sale, together with the shed/playhouse and children's climbing frame.

HOME REPORT VALUATION

£475,000



Sitting room 15'6 x 11'9 (4.72 x 3.58m)
Family room 10' x 8'4 (3.05 x 2.54m)
Kitchen/dining room 17' x 11'9 (5.18 x 3.58m)
Sunroom 11'2 x 5'6 (3.40 x 1.68m)
Utility room 8'9 x 5'3 (2.67 x 1.60m)
Landing study 8'11 x 8'4 (2.72 x 2.54m)
Bedroom 1 15'1 x 12'1 (4.60 x 3.68m)
Bedroom 2 13'11 x 10' (4.24 x 3.05m)
Bedroom 3 10' x 10' (3.05 x 3.05m)
Bedroom 4 11'3 x 8'8 (3.43 x 2.64m)



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.