



Location

This well presented family villa is situated in Comiston, an extremely popular residential area lying just three miles to the south of the city centre.

Comiston has convenient local shops including a newsagents, a pharmacy and cafe at Buckstone Terrace. Larger shops including Aldi and Morrisons are only slightly further afield. The more extensive shopping areas of Morningside and Straiton Retail Park are easily accessible by car or public transport.

Ten minute's walk from Comiston, the Braid Hills offer superb opportunities for recreation with golf courses, open parkland and excellent views over the City, while the neighbouring Hermitage of Braid is an ideal spot for quiet woodland walks. The Pentland Hills are within easy reach which includes Midlothian Snowsports Centre, boasting the longest artificial Ski-Slope in Europe.

Its proximity to the by-pass makes this area ideal for the commuter with speedy access to the M8, M9, Edinburgh Airport, the Queensferry Crossing and Fife. There is a generous provision of parking spaces throughout the area and regular bus services to and from the City Centre.

Nearby there are a range of highly respected schools from nursery to senior level in both the public and private sectors.

Home Report

Please visit: www.allingham.co.uk or www.espc.com

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.





Accommodation

Hall with under stair cupboard

Bright and spacious living-dining room with gas fire set in a wooden surround and marble hearth

Kitchen fitted with stylish cream wall and base units with contrasting wood effect worktops, cooker and extractor hood, washing machine and free-standing fridge freezer. These items are believed to be in good working order though their condition is not warranted.

Conservatory with French doors leading out to rear garden

Landing with airing cupboard

Main double bedroom with spacious fitted mirrored wardrobes

Double bedroom with built-in wardrobe

Single bedroom with built-in cupboard

Bathroom with three-piece bath suite, WC, sink vanity unit, over bath shower unit and chrome heated towel rail

Garage

Gas central heating

Double glazing

Mature well-kept gardens



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traditional values | modern practice

ALLINGHAM & CO OFFICES

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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC

