

**SIMPSON
& MARWICK**



5 Comiston Rise, Comiston, Edinburgh, EH10 6HQ



The property opens with an entrance vestibule leading into a welcoming internal hallway, with feature fireplace and under stair storage cupboards. The lounge features a fireplace and built-in storage, whilst the fully fitted kitchen is appointed with granite worktops and a range of integrated appliances including an induction hob with gas burner, extractor hood, double oven, microwave, grill and dishwasher. A utility room provides additional fitted storage and access to the rear garden and the dining room is currently used as a guest room. A spacious family room enjoys triple aspects with Velux skylights and double patio doors providing direct access to the raised decking. Two double bedrooms are located on this level, one of which is currently utilised as a home gym. A fully tiled four-piece family bathroom, with a corner shower cubicle, completes the accommodation on this floor.

The first floor landing leads to four well-proportioned bedrooms. The principal bedroom is particularly spacious with dual aspect windows, a dressing room and storage cupboard, along with a four-piece en suite bathroom featuring a walk-in corner shower cubicle and chrome heated towel rail. A second double bedroom benefits from its own three-piece en suite shower room. There are two further spacious double bedrooms, one of which has a bay window and the other is served by a Jack & Jill bathroom, partially tiled and fitted with a heated towel rail and over-bath shower.

The second floor comprises a landing currently used as a study, along with a generous double bedroom with Velux windows and ample space for a dressing area. A further single bedroom, presently utilised as a home office, includes built-in storage cupboards and a Velux window. Access to attic eaves storage is available throughout this level, providing more than adequate additional storage space.

The property also benefits from gas central heating, full double glazing and, externally, the property sits within private split-level gardens and features a raised decking area, optional rear access and a gated driveway, providing off-street parking for up to three cars.

Location

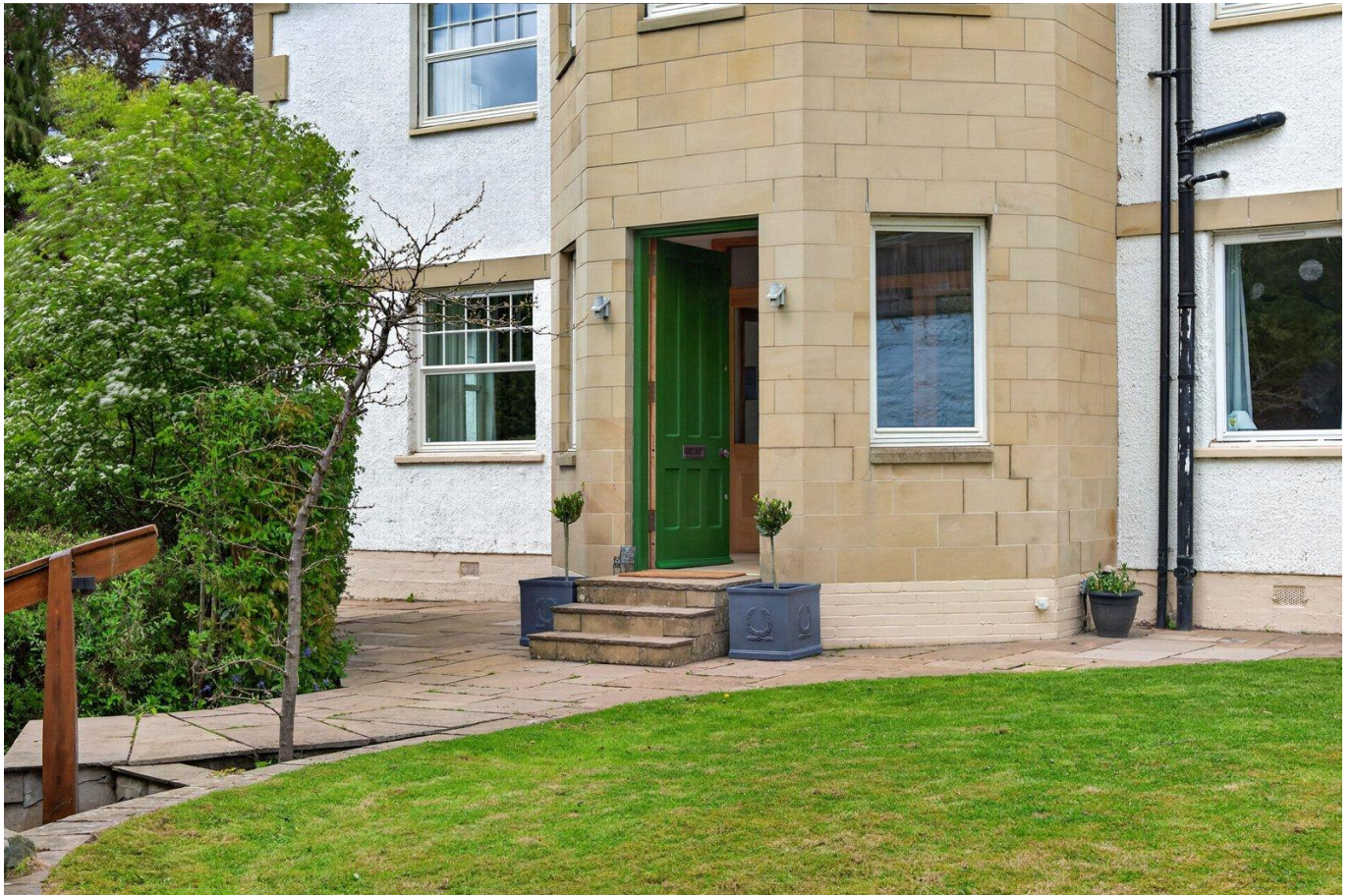
Comiston is a highly desirable residential area situated to the south of Edinburgh's City Centre. The area is particularly popular with families due to its excellent local schooling, including the well-regarded South Morningside Primary School and Boroughmuir High School. A range of local amenities can be found nearby in Morningside and Bruntsfield, including independent shops, cafés, restaurants and supermarkets. The area also benefits from excellent recreational opportunities with the nearby Pentland Hills, Braid Hills and Hermitage of Braid offering extensive walking and outdoor pursuits. Regular bus services provide convenient access into the City Centre and surrounding areas.

Fixtures and Fittings

The trampoline, children's climbing frame and all blinds, curtains, light fittings and integrated appliances will be included in the sale. Please note that other items may be available through separate negotiation.

Viewing Details

By appointment contact Simpson & Marwick







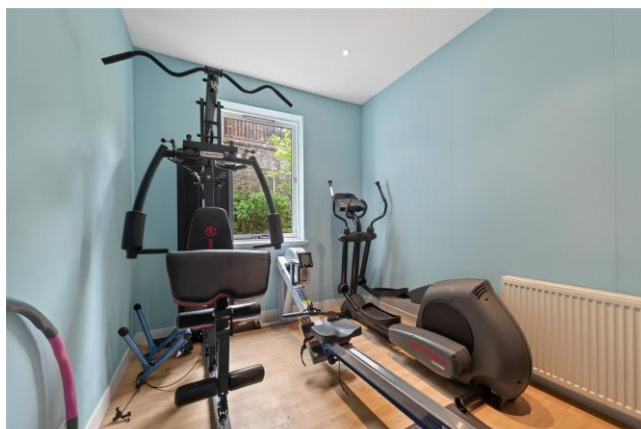


Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Key Features:

- 8 bedroom detached home
- 3 public reception rooms
- Spacious family kitchen
- Utility room with garden access
- Multiple en suite bathrooms
- Split level private garden
- Raised decking area
- Gas central heating
- Full double glazing
- Gated driveway parking
- **EPC: C (75)**
- **Council Tax - G**



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For Identification purposes only.
Not to scale.

5 Comiston Rise
Comiston, Edinburgh, EH10 6HQ

Approx. Gross Internal Area:
3,574 Sq Ft (332 Sq M)

Simpson and Marwick

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