



2/22 Pentland Drive,
Edinburgh EH10 6PX



A delightful 2-bedroom first floor flat with a private west-facing balcony and residents' parking

 2 Bed  1 Bath  1 Reception

With an attractive leafy outlook, 2/22 Pentland Drive is a delightful first floor flat with a private west-facing balcony and residents' parking, situated on quiet street in a sought-after residential area. The property is well presented throughout and, in brief, the accommodation comprises - secure and well-maintained shared entrance with lift, entrance hallway, living room / dining room with balcony access, fitted kitchen, double bedroom 1 with built-in wardrobes, double bedroom 2 with storage, and bathroom. The property benefits from double glazing, electric heating, residents parking and well-maintained communal gardens. The development is managed by James Gibb, with monthly fees of approximately £135. Please note the cooker and hob in the kitchen are not functioning and will be sold as seen.

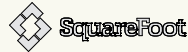
Features

- Popular residential location
- Lift access
- West facing balcony
- Living room / dining room
- Fitted kitchen
- 2 double bedrooms
- Bathroom
- Residents' parking
- Well maintained communal gardens
- EPC Rating D

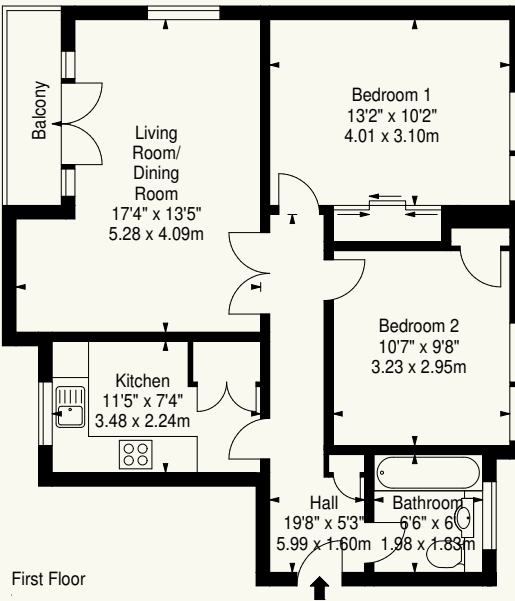
Fixed Price £200,000

£25,000 Below Home Report Valuation

Pentland Drive,
Edinburgh, EH10 6PX



Approx. Gross Internal Area
692 Sq Ft - 64.29 Sq M
For identification only. Not to scale.
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Comiston is a popular residential area a few miles south of the city centre. Morningside and nearby Bruntsfield offer a wide range of local and specialty shopping, as well as the privately owned Dominion Cinema and an excellent choice of restaurants and bars. The adjoining Braidburn Valley Park is a popular recreational area and the extensive Pentland Hills Country Park is situated nearby at Hillend, also home to Midlothian Snowsports Centre. The city

centre is easily accessible by car or by excellent public transport services from Morningside Road. A short drive south takes you to the Edinburgh city bypass offering rapid access to the Gyle Business Park, Royal Bank Headquarters at Gogar, Edinburgh International Airport, and the M8 and M9 Motorways.

FOR VIEWING:

By appointment only

Contact Lindsay on:

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🌐 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed 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. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.