



1/14 Pentland Drive,
Edinburgh, EH10 6PU



58



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Lovely 4th floor apartment forming part of an established development in the sought after Comiston area of Edinburgh. The property benefits from electric heating, double glazing and a single garage. The common areas are maintained by a property factor with secure entry system and a lift provides access to all floors.

The accommodation includes an entrance hallway with storage cupboard. The well-proportioned lounge/diner enjoys a bright double aspect with a glass door leading to the balcony. The kitchen is fitted with a range of modern base and wall units with the oven, hob, hood, fridge/freezer and washing machine to remain. There are two double bedrooms, both with storage. Completing the accommodation is the shower room fitted with a two piece white suite with shower compartment.

Externally there are well kept shared garden grounds and unrestricted on street parking. The property benefits from a single garage.

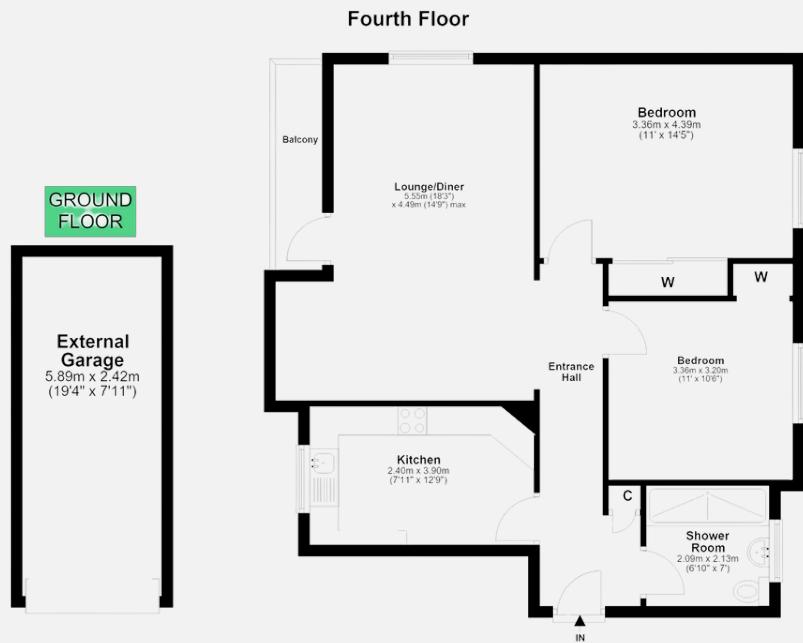
Early internal viewing is essential to fully appreciate this lovely flat.

There is a factoring arrangement in place for the upkeep of common areas including the maintenance of any common buildings, outdoor areas, stair cleaning, buildings maintenance and lift maintenance. The current factor is Trinity Factors with a monthly payment of approximately £125.

Area Description

The property is located approximately three miles south of the City Centre. Morningside itself enjoys an excellent range of amenities including supermarkets (Waitrose, Tesco and M&S), restaurants, theatres, cinemas and wide open greenery (public park, golf courses and tennis clubs). It is near both state and private schools and universities. Comiston Road itself is an arterial route for many bus services to the City Centre. Commuters will find easy access to the city bypass, the A1, motorways and Edinburgh Airport.





Accommodation

Lounge: 5.56m x 4.5m (18'3" x 14'9")
 Bedroom 1: 3.35m x 4.4m (11' x 14'5")
 Bedroom 2: 3.35m x 3.2m (11' x 10'6")
 Shower Room: 2.08m x 2.13m (6'10" x 7')
 Garage: 5.9m x 2.41m (19'4" x 7'11")

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

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Agent's Note

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