





SA &T

1 Comiston Grove, Edinburgh, EH10 6LR

3 | 1 | 1 | EPC Rating D | Council Tax Band E



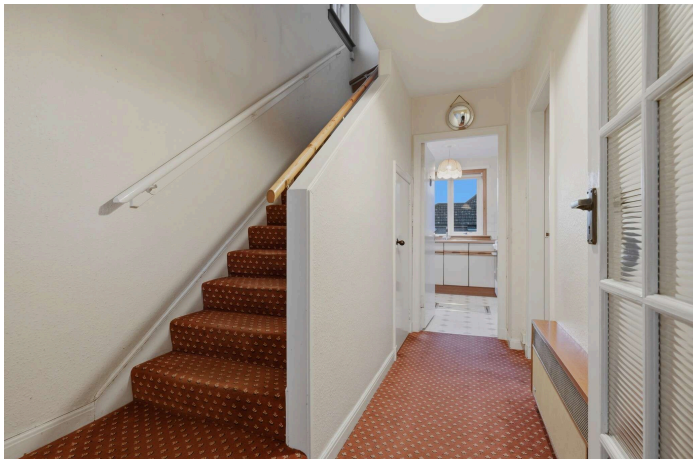


“ Corner plot and plenty potential ”

Features

- No onward chain
- Spacious plot
- Ample storage
- Mature Front and Rear Gardens
- Desirable area for families
- Modernisation required





Set within a peaceful cul-de-sac, this well-located home is ideal for families and commuters alike. The property benefits from established gardens, a driveway with off-street parking and excellent transport links close by and offers the chance to modernise to your own taste.

The accommodation is arranged over two levels. The spacious living/dining room is well suited to entertaining family and friends and windows to the front and rear fill this room with light. While the kitchen, positioned to the rear, enjoys a pleasant outlook over the garden. Upstairs, there are three bedrooms; the bedroom to the rear boasting beautiful views across to the Pentland Hills. All rooms are served by a bathroom on the same level.

The property also benefits from ample storage space, boasting a sub-basement, entered via the kitchen and a generous attic space, accessed by a Ramsay ladder.













While the property is in need of modernisation, its position and generous plot present a fantastic opportunity for anyone seeking to settle in the sought-after area of Comiston.

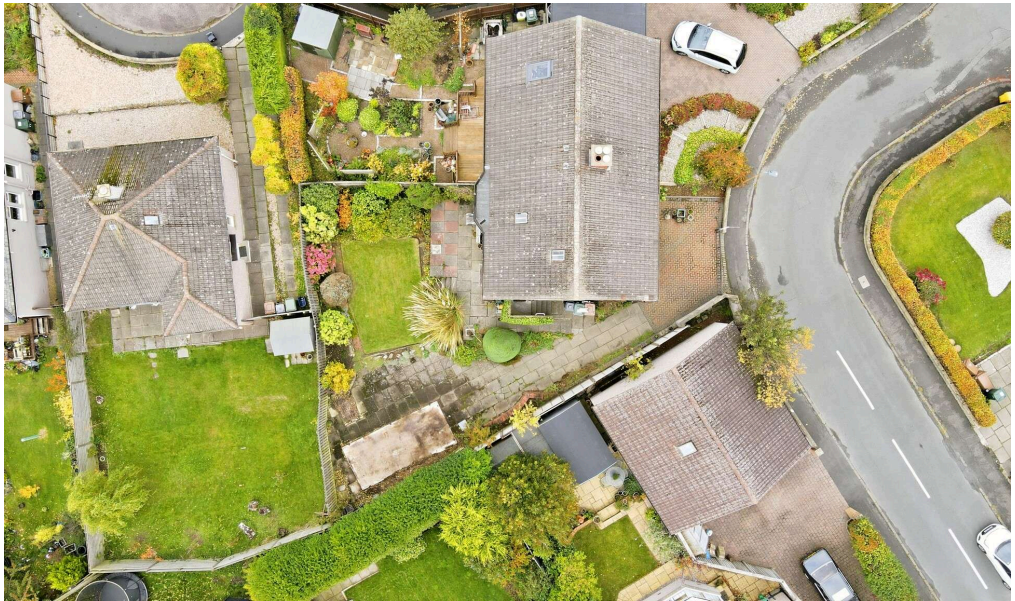
Agents note:

Freestanding appliances will be included within the sale, they are not tested and without warranty.









Location

Set within a quiet, sought-after cul-de-sac, this home enjoys a desirable position in Comiston, a popular residential district to the south of Edinburgh city centre. The area is a firm favourite with families, falling within the catchment for Pentland Primary School and Firrhill High School, while several of the city's most respected independent schools, including George Watson's College and George Heriot's School, are also within easy reach.

Day-to-day amenities are well catered for in neighbouring Buckstone, where a parade of local shops on Buckstone Terrace and a convenience store on Biggar Road provide for everyday needs. A larger Morrisons supermarket is close by at Hunters Tryst, and the vibrant village of Morningside is just a short distance away. Here you will find a wide choice of shops, dentists, pharmacies, banks, a post office, restaurants, delis, artisan retailers and stylish pavement cafés, along with a Waitrose supermarket.

For those who enjoy the outdoors, the Braid and Pentland Hills are on the doorstep, offering excellent walking and cycling. Golfers are well served by a number of fine courses, including Mortonhall and Hillend Ski Slope is also easily accessible.

Transport links are excellent. Edinburgh City Bypass is close at hand, providing swift connections to the motorway network, Edinburgh Airport and East Lothian and a regular bus service runs into the city centre and surrounding areas.

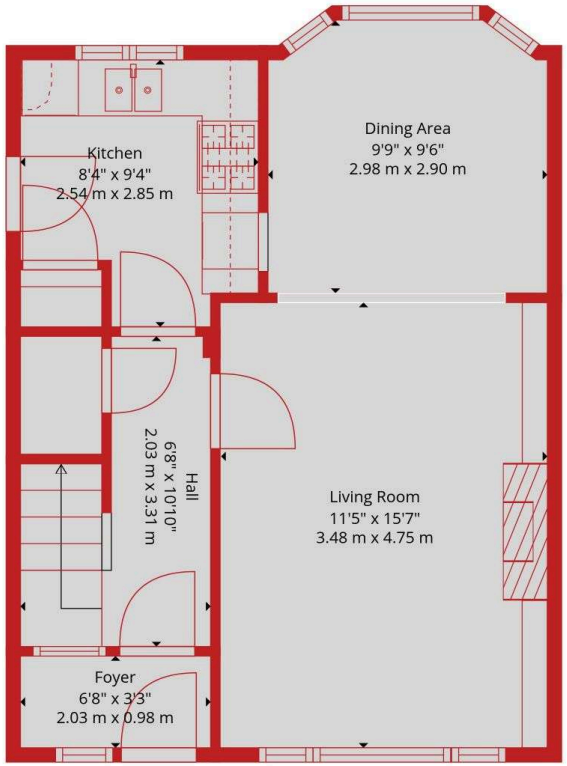


Scan the QR code
for up to date
price & viewing details

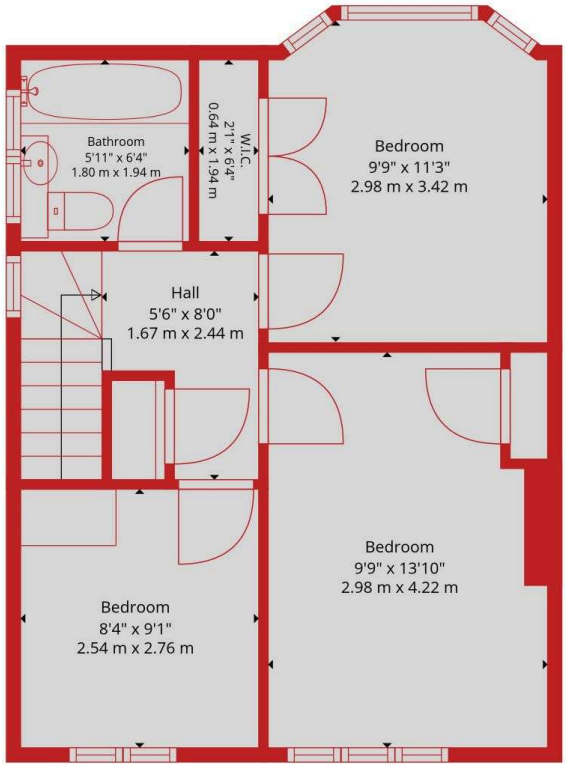
STURROCK
ARMSTRONG
& THOMSON

Contact us
7a Dundas Street,
Edinburgh EH3 6QG

T: 0131 225 4082
F: 0131 556 2079
E: property@satsolicitors.co.uk
www.satsolicitors.co.uk



1st Floor



2nd Floor

Total: 896 sq. Ft, 83 m2
1st Floor: 442 sq. Ft, 41 M2, 2nd Floor: 454 sq. Ft, 42 m2
Excluded Areas: Low Ceiling: 12 sq. Ft, 1 M2, Walls: 74 sq. Ft, 7 m2

Measurements Deemed Highly Reliable But Not Guaranteed.

Whilst every care is taken in the preparation of these particulars, please check all dimensions and floor plan shapes, as these particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations.

espc CHARTERED FIRM