



**lindsays**

**24 Comiston View**  
Comiston, EH10 6LP

*"A delightful detached bungalow with driveway, garage, conservatory and large mature private garden, which is beautifully maintained"*

- Entrance vestibule
- Hall with access to attic
- Well presented sitting room with feature fireplace
- Separate fitted kitchen with door to side
- Formal dining room
- Conservatory with door to private rear garden
- Two well proportioned bedrooms
- Shower room with window
- Attic which provides excellent storage
- Partial gas central heating and double glazing
- Attic
- Beautifully maintained private rear garden
- Easily maintained front garden
- Driveway and private garage
- On street parking
- Excellent development potential

EPC Rating D

**OFFERS OVER £435,000**



## Description

A delightful detached bungalow with driveway, garage, conservatory and large mature private garden, which is beautifully maintained. This superb property is well presented throughout and offers the potential to extend, subject to obtaining the necessary consents. The property provides flexible family accommodation over one floor and is situated in quiet street in sought after residential area. In brief accommodation comprises; entrance vestibule, hall with access to attic, well presented sitting room with feature fireplace; separate fitted kitchen with door to side of the property, formal dining room with door to; conservatory which enjoys pleasant outlook and gives access to rear garden; two well proportioned bedrooms; shower room with window; attic which provides excellent storage space and offers excellent development potential. The property benefits from gas central heating (with the exception of the conservatory and kitchen) and double glazing. There is a driveway which provides off street parking and leads to private garage and there is on street parking. To the front of the property there is an easily maintained private garden and to the rear there is a beautifully maintained mature private garden with patio, which is predominantly laid to lawn and bordered by mature plants and shrubs.



## Area

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 Braiddburn 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 Pentland Terrace. 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.



## Viewing

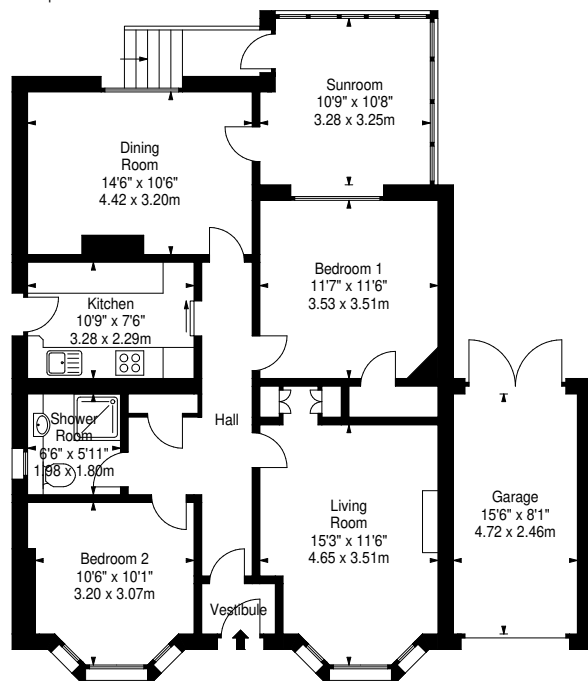
Sunday 2-4pm or by appointment contact Lindsays on 0131 229 4040



### Comiston View, Edinburgh, EH10 6LP



Approx. Gross Internal Area  
993 Sq Ft - 92.25 Sq M  
Garage  
Approx. Gross Internal Area  
124 Sq Ft - 11.52 Sq M  
For identification only. Not to scale.  
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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.