



CLANCYS

clancys-solicitors.co.uk

31 Pentland Drive,

EDINBURGH, EH10 6PU



2



3



1



EPC

C



FREEHOLD

Description

Welcome to 31 Pentland Drive, this generously proportioned, three-bedroom semi-detached house is arranged over two floors, offering bright, spacious, and flexible accommodation, ideal for the modern-day growing family. The property comprises a welcoming entrance hall, a light and spacious living room, dining room, a modern fitted kitchen, three bedrooms and a contemporary bathroom with shower over the bath with glass screen. The property further benefits from gas central heating, private gardens to the front and rear and a driveway. The property is presented to the market in excellent order throughout, we would highly recommend an early viewing to fully appreciate the size, standard and quality of accommodation on offer.

Location

Comiston is a residential area located just west of the Braid Hills and adjacent to the A702, which runs south from Edinburgh and offers easy connections by car or bus to the city centre and city bypass. The popular shopping area of Morningside is a short distance away, whilst Straiton Retail Park and Fort Kinnaird are also within close vicinity. There are plenty of green and open spaces for walking and cycling, along with various public and private golf clubs in the area. A wide range of outdoor pursuits is available, with the Braid Hills immediately accessible, and Braidburn Valley Park, the Hermitage of Braid, Craiglockhart, Blackford and Pentland Hills all within a short radius. Local schooling options include Pentland Primary and Firrhill Secondary.

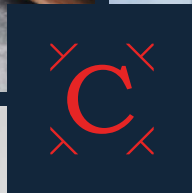
Extras

All fitted floor coverings and integrated appliances in the kitchen.

Features

- Entrance hallway
- Living room
- Dining room
- Kitchen
- 3 bedrooms
- 1 bathroom
- Gas central heating
- Private gardens to front & rear
- Driveway
- EPC – C
- Council tax band – F
- Freehold

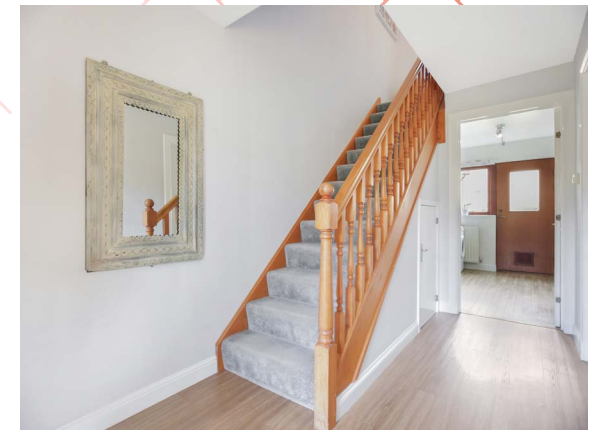






vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
VistaBee 2025



T 0131 337 7771 E info@clancys-solicitors.co.uk A 20-22 Torphichen Street, Edinburgh, EH3 8JB

DISCLAIMER These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan 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.