





31 Pentland Drive, Edinburgh, EH10 6PU

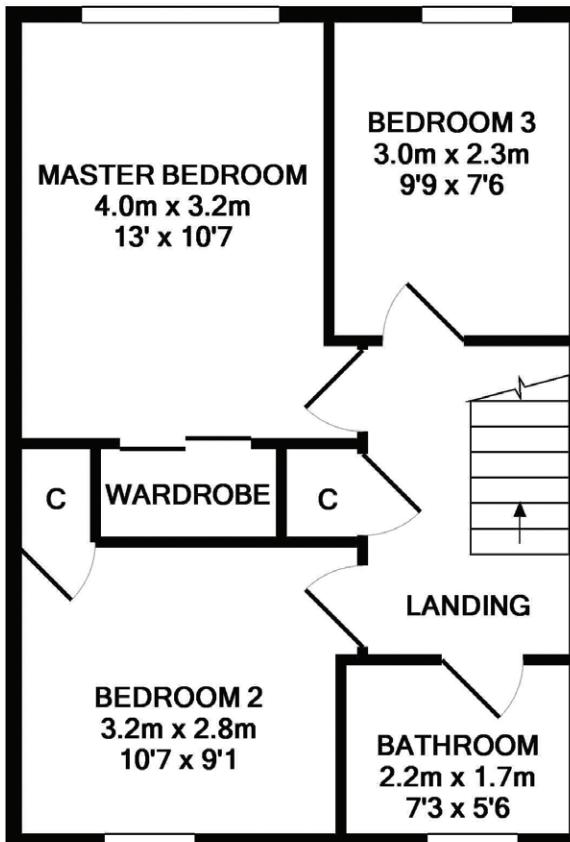
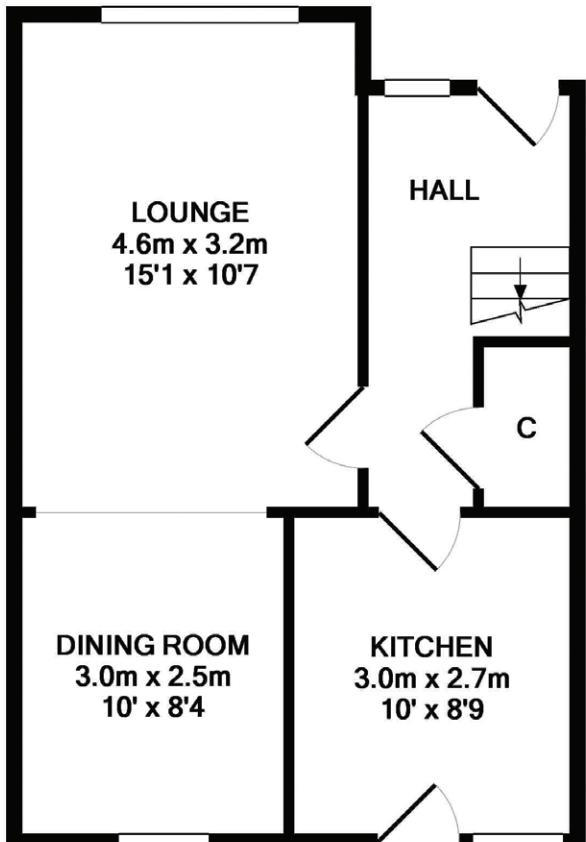
'Beautifully presented and bright modern built semi detached villa enviably positioned on a substantial corner plot.'

Hall, lounge with wall mounted fire, open plan dining room, kitchen with appliances, 2 double bedrooms with built in wardrobes, 3rd bedroom and refitted bathroom with shower above bath. Partially floored loft space. Gas central heating and double glazing. Driveway to side. Lovely gardens to front, side and rear. Ideal family home within rarely available and much sought after location.

31 Pentland Drive, located at the end of a no through road, lies approximately 4 miles south of Princes Street and is well placed for those working within the city centre with a regular bus service available on Pentland Terrace. Alternatively, a number of major access roads including the A720 Edinburgh City By-Pass allow for ease of commuting outwith the city boundaries. Within the vicinity there are amenities to meet every day needs including shops and pharmacy on Buckstone Terrace, medical centre and supermarkets plus highly acclaimed schools. Leisure facilities are well provided for by way of public parks, Braid and Pentland Hills, golf courses and Hillend Snowsports Centre with nearby Morningside having a plethora of specialist shops, restaurants and bars plus the Dominion Cinema and Church Hill Theatre.

EPC RATING D





Measurements are approximate. Not to scale. Illustrative purposes only
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All measurements are approximate and are not warranted.

No warranties are given by the seller or the selling agents as regards (a) the state of repair of the property, (b) whether or not the property is affected by any Statutory or other Notice or Planning Proposal, (c) whether or not Building Warrant and other necessary Consents have been obtained for any alterations or additions which may have been carried out to the property, (d) whether or not any replacement windows which may have been fitted comply with Building Regulations and (e) whether or not any Guarantees exist for any Specialist treatment works which may have been carried out at the property. Any purchaser shall require to carry out his own investigations in respect of such matters. Interested parties should have their own Solicitors note interest with ourselves in order that they might be advised of any closing date which may be set for offers. The sellers do not bind themselves to accept the highest or any offer which may be received for the property.



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