

Braid Lodge

2a Comiston Rise, Comiston, EH10 6HQ



- Vestibule
- Hall
- Sitting Room
- Kitchen/Dining/Family Room
- Utility Room
- Cloakroom/w.c.
- 4 Double Bedrooms (1 en suite)
- Family Bathroom
- Gas Central Heating, Triple Glazing
- High Standards of Thermal Insulation
- 2 Monoblocked Parking Spaces
- Private Garden
- Council Tax Band: G

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Sturrock, Armstrong & Thomson

Distinguished,
brand-new 4 Bedroom
Family Home





The property is a distinguished, brand-new, one- and a half storey detached home, set in a good fenced garden with two private monoblocked parking spaces.

Comiston Rise is a sought-after location in Edinburgh's exclusive Braids, within the South Morningside Primary and Boroughmuir High School catchment areas.

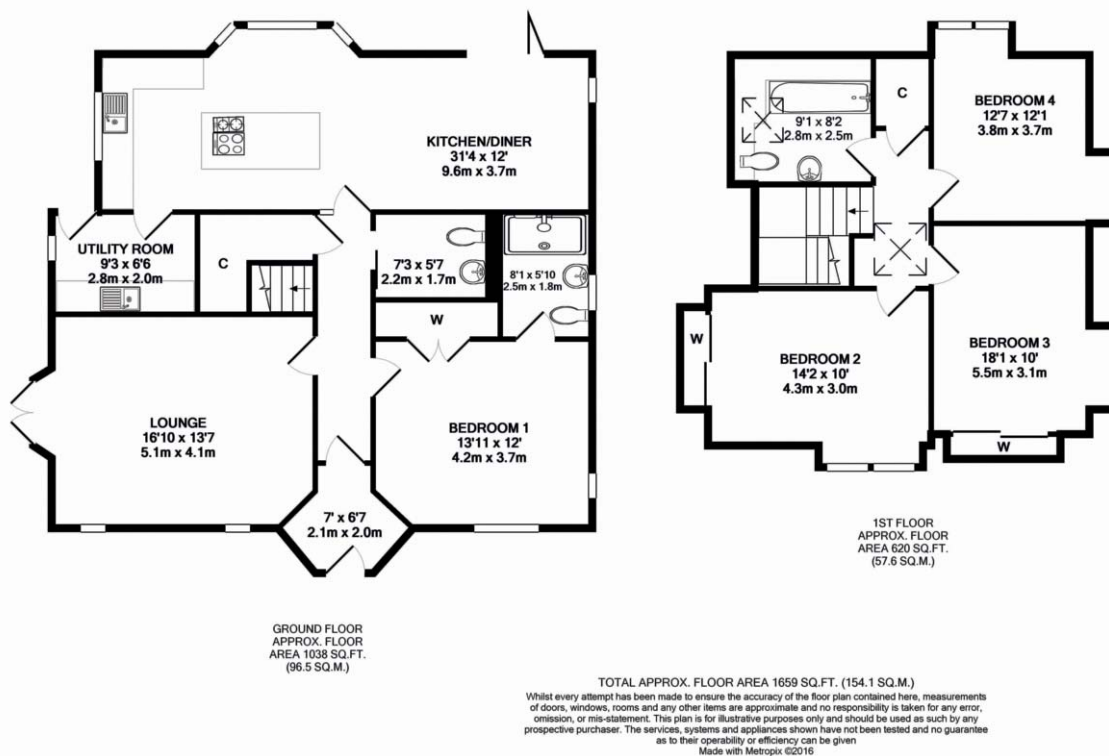
Built to the highest standards, with all quality fitted carpets and floor coverings included:- it has been designed with 2.65 meter (8'6'') ceilings to maximise all possible natural light and create a unique sense of space. Energy costs are strictly controlled by a combination of efficient gas central heating from a 'Combi' boiler, triple glazing throughout and the latest, exacting standards of thermal insulation.

The Hall incorporates useful under-stair cupboard. The sunny Sitting Room has French doors to a paved patio and rear garden, as does the spacious and stylish Family/Dining/Kitchen. This comes complete with a full range of units with granite worktops and incorporates an AEG induction hob with additional gas hob, AEG microwave and AEG fan oven with grill, also integrated 'fridge and freezer and dishwasher. A particular and lovely feature is the expansive, full-height bay window. The Kitchen area is well-lit also from a triple window. There a useful Utility Room with additional freezer, automatic washing machine and separate tumble drier, also a door to the rear garden.

The generous Master Bedroom has a good, well-fitted wardrobe and designer en-suite tiled Shower/wc with extensive walk-in shower. This has been designed without a step, so is exceptionally friendly to those with any walking difficulties. A good-sized Cloakroom/w.c. completes the ground floor accommodation.

The upper floor comprises a landing, flooded with light from a good-sized cupola, 3 Double Bedrooms, 2 of which have fitted wardrobes and a luxurious Family Bathroom with extensive wall and floor tiling, stylish Roca sanitaryware with programmable Bath and Shower, also a flat screen television and feature lighting.

The fenced garden is laid mainly to lawn with an established hedge and new bamboo screening. Comiston is a popular residential suburb some 3 miles south of the City Centre, affording a high quality of residential environment. It is about 1 mile south of Morningside, with an excellent range of shopping including Waitrose, Marks and Spencer Food, Tesco Local and a wide range of speciality independent outlets, including Henderson Wines and David Mellis Cheese, Hughes Fishmongers etc. Here there is the Churchill Theatre, Dominion Cinema, Library and a good choice of Bars, Bistros and Restaurants. Braid Hills and The Merchants golf courses are very near, as is Hillend Ski Slope, Braid Hills Park and the Pentland Hills Country Park. All three of Napier University's campuses are within very easy reach.



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



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