



**Fairmilehead**

Comiston House, 64/3 Camus Avenue, Edinburgh, EH10 6QX

**Fixed Price £515,000**

Viewing by appt tel Agents 0131 525 8666

SIMPSON & MARWICK

0131 525 8600 | [edinburghprimeproperty.com](http://edinburghprimeproperty.com)



## Description

64/3 Camus Avenue is a stunning 3 bedroom double upper flat forming part of Comiston House, a handsome 'B' listed Georgian mansion which was built in 1815 for advocate James Forrest (who later became the Lord Provost of Edinburgh). The house is set within extensive, beautifully maintained shared grounds with an allocated area of private garden and shed for each flat and private residents' parking.

The immaculately presented accommodation, which is accessed through the central pillared entrance, comprises on the lower level - hall with understair cloak cupboard; elegant bow fronted sitting room offering fantastic views to Craiglockhart Hill and the Ochil Hills in the distance; modern fitted kitchen/breakfast room with integrated appliances and quartz work surfaces; generously proportioned dining room/double bedroom 4 with views to The Pentland Hills; and study with built-in storage and desk. A carpeted staircase leads to the upper level - landing with storage cupboard; master bedroom with extensive fitted wardrobe; ensuite shower room; double bedroom 2 with views; double bedroom 3 (currently used as a tv room); and contemporary bathroom with spa bath. There is also extensive eaves storage accessible from the upper landing, master bedroom, double bedroom 3 and bathroom.

## Location

Situated a few miles south of the city centre, Fairmilehead is a peaceful, popular residential area. Its proximity to the city bypass makes it ideal for the commuter with easy access to the M8, M9, Edinburgh International Airport, Edinburgh Royal Infirmary, University of Edinburgh, The Forth Road Bridge, Fife and beyond. There is also a regular bus service to and from the city centre. Fairmilehead is well served for both Primary and Secondary schools with Pentland Primary School and Firrhill Secondary School within a short walk. There



**Stunning 3 bedroom  
double upper with  
impressive views, garden  
grounds and parking**

are good local shops, a bank and a post office nearby. There is also a large Morrisons superstore close by and a Tesco supermarket at Oxfgangs. Excellent recreational opportunities in the area include several golf courses, Fairmilehead Park, lovely walks at Braidburn Park, the Braid Hills, Hermitage of Braid Walkway, Blackford Hill and the Pentland Hills. The dry-ski slope at Hillend is also minutes away.

## Garden

Comiston House is surrounded by beautifully maintained landscaped grounds which extend to approximately 2 acres. The flat has a private area of garden in the north west corner, adjacent to the private area for flat 64/2. Previous owners of these adjoining garden areas built a large shared patio which enjoys the sunshine for the majority of the day. There is also a drying area. The impressive Austrian pine tree in the front garden has been nominated as one of Scotland's top 100 heritage trees by the Forestry Commission. It is thought to be one of the first of its type planted in the UK and is at least 175 years old.

## Parking

There is a private residents' car park where the owner can park one car. Further unrestricted parking is available on the road.

## Fixtures and Fittings

All fitted carpets, fitted floor coverings, blinds and light fittings are included in the sale price as are the integrated hob, oven, extractor hood, combination microwave, wine fridge, fridge, freezer, dishwasher and washer/dryer in the kitchen. The curtains are available by separate negotiation. The sellers are also happy to include the baby grand piano in the sale.

## Services

The property has gas central heating and there is also cable television available in the building.

## Management

A Resident's Association manages the building and grounds. Monthly costs are approximately £80 and include window cleaning and garden maintenance.

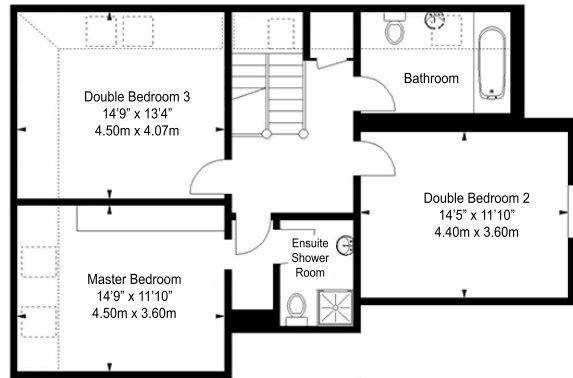
## EPC Rating C

## Home Report

The Home Report is available to be downloaded from our website [www.edinburghprimeproperty.com](http://www.edinburghprimeproperty.com). The condition of the property and any material matter is disclosed in the Home Report.



Approx. Gross Internal Area  
 178.4 sq m / 1920 sq ft  
 For identification only. Not to scale.  
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**First Floor**



**Ground Floor**



Note: Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested and no warranty is given as to their compliance with Regulations.

