



64/2 Camus Avenue, Comiston House, EDINBURGH, EH10 6QX



Exclusive Apartment in B-listed Comiston House Rarely Available ++MUST BE SEEN++

This delightful first and second-floor flat is situated in B-Listed Comiston House, a sought-after residential area in Edinburgh. Converted from a Georgian house in 1996, the property offers a unique blend of original features and fresh, neutral décor.

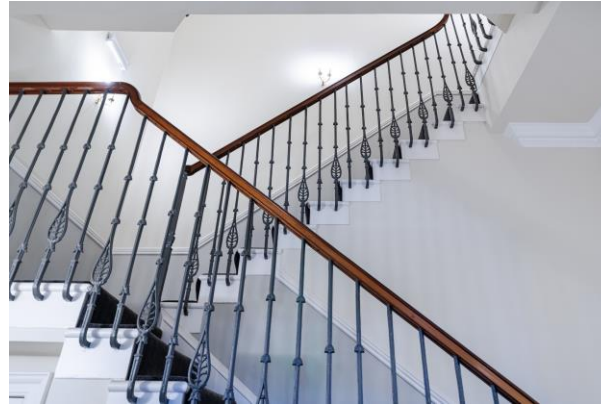
The spacious accommodation comprises:

- Large welcoming entrance hall with ample storage
- Beautiful triple-windowed lounge overlooking landscaped gardens.
- Exceptionally spacious family room (ideal as a third bedroom)
- Contemporary kitchen/dining room with stylish units and Rangemaster cooker
- Two generous double bedrooms
- Master bedroom with en-suite shower room
- Family bathroom with three-piece suite
- Separate contemporary shower room

Additional benefits include gas central heating, traditional astragal windows, residents' private parking, and a private garden area with access to approximately two acres of communal landscaped grounds.

**Council Tax Band G Freehold Tenure
Residents Association Fee £90 p.c.m.**

The home report can be downloaded from our website.







A Grand Residence Steeped in History

Gracing a handsome Georgian mansion, 64/2 Camus Avenue offers a captivating blend of contemporary luxury and timeless elegance. This stunning three-bedroom double upper flat forms part of Comiston House, a magnificent B-listed property built in 1815 for the esteemed advocate, James Forrest, who later ascended to the prestigious role of Lord Provost of Edinburgh.

Standing amidst meticulously landscaped grounds spanning two idyllic acres, Comiston House exudes an air of grandeur. The residence boasts a private, allocated garden for each flat, along with secure parking for residents.

Immaculately presented and accessed through a central pillared entrance, the accommodation unfolds across two levels. The lower level features a welcoming hallway with a cloak cupboard tucked beneath the stairs. An elegant front facing lounge room takes centre stage, offering captivating vistas over the surrounding area. A modern fitted dining-kitchen-breakfast, adorned with integrated appliances and sleek work surfaces, invites culinary creation. A generously proportioned Study, alternatively functioning as a third double bedroom, basks in the charm of The Pentland Hills. Completing the lower level is a sleek, contemporary shower room nestled within the embrace of a historic villa.

A carpeted staircase gracefully leads to the upper level, where a landing with ample storage including a built-in wardrobe, provides a sense of arrival. The master bedroom, a haven of tranquility, boasts extensive fitted wardrobes and a luxurious en-suite shower room. A further well-proportioned double bedroom offers a peaceful. A family bathroom, complete with bath, ensures ultimate relaxation. Extensive eaves storage, accessible from various rooms, provides a practical solution for additional belongings.

Fairmilehead, the tranquil and sought-after residential setting, lies just a few miles south of Edinburgh's vibrant city center. Its proximity to the city bypass makes it ideal for commuters, offering effortless access to major motorways, Edinburgh International Airport, esteemed institutions such as the Edinburgh Royal Infirmary and University of Edinburgh, and iconic landmarks like The Forth Road Bridge. Regular bus services provide a convenient link to the heart of the city. Families are well-catered to with excellent primary and secondary schools within easy walking distance. Local amenities abound, with shops, banks, and a post office readily accessible. Residents can enjoy the convenience of a large Morrisons superstore nearby, with a Tesco supermarket a short distance away.

Leisure opportunities are plentiful, with several esteemed golf courses, Fairmilehead Park, and the captivating walks of Braidburn Park, the Braid Hills, Hermitage of Braid Walkway, Blackford Hill, and the Pentland Hills all within reach. For winter enthusiasts, the dry-ski slope at Hillend provides a fun-filled activity just minutes away.

The surrounding grounds of Comiston House are a masterpiece in themselves, encompassing beautifully maintained landscaped gardens that stretch over two acres. The flat boasts a private garden area nestled in the northwest corner, adjoining a similar space belonging to flat 64/2. Previous residents have thoughtfully created a large, shared patio in this delightful area, bathed in sunshine for the majority of the day. A dedicated drying area adds a touch of practicality. The impressive Austrian pine tree that graces the front garden stands as a testament to history, recognized amongst Scotland's top 100 heritage trees by the Forestry Commission. It is believed to be one of the first of its kind planted in the UK, boasting a remarkable age of at least 175 years.

For the convenience of residents, a private car park provides secure parking for one vehicle. Additional unrestricted parking is available on the surrounding roads. Fixtures and fittings add a touch of comfort and convenience. All fitted carpets, floor coverings, blinds, and light fittings are included in the sale, along with a comprehensive selection of integrated appliances in the kitchen. Curtains and a baby grand piano are available for separate negotiation.

The property benefits from gas central heating, and cable television is available within the building.

This exceptional residence presents a rare opportunity to own a piece of Edinburgh's rich history, while embracing a lifestyle of comfort and contemporary elegance.



Reception Hallway

Entrance Hallway - 17' 5" x 11' 5" (5.32m x 3.49m)

Lounge - 20' 8" x 13' 11" (6.31m x 4.23m)

Bedroom/Study - 20' 0" x 17' 7" (6.10m x 5.37m)

Dining Kitchen - 14' 4" x 12' 8" (4.38m x 3.86m)

Shower Room - 5' 7" x 8' 0" (1.71m x 2.45m)

Upstairs Hallway - 12' 7" x 9' 1" (3.84m x 2.76m)

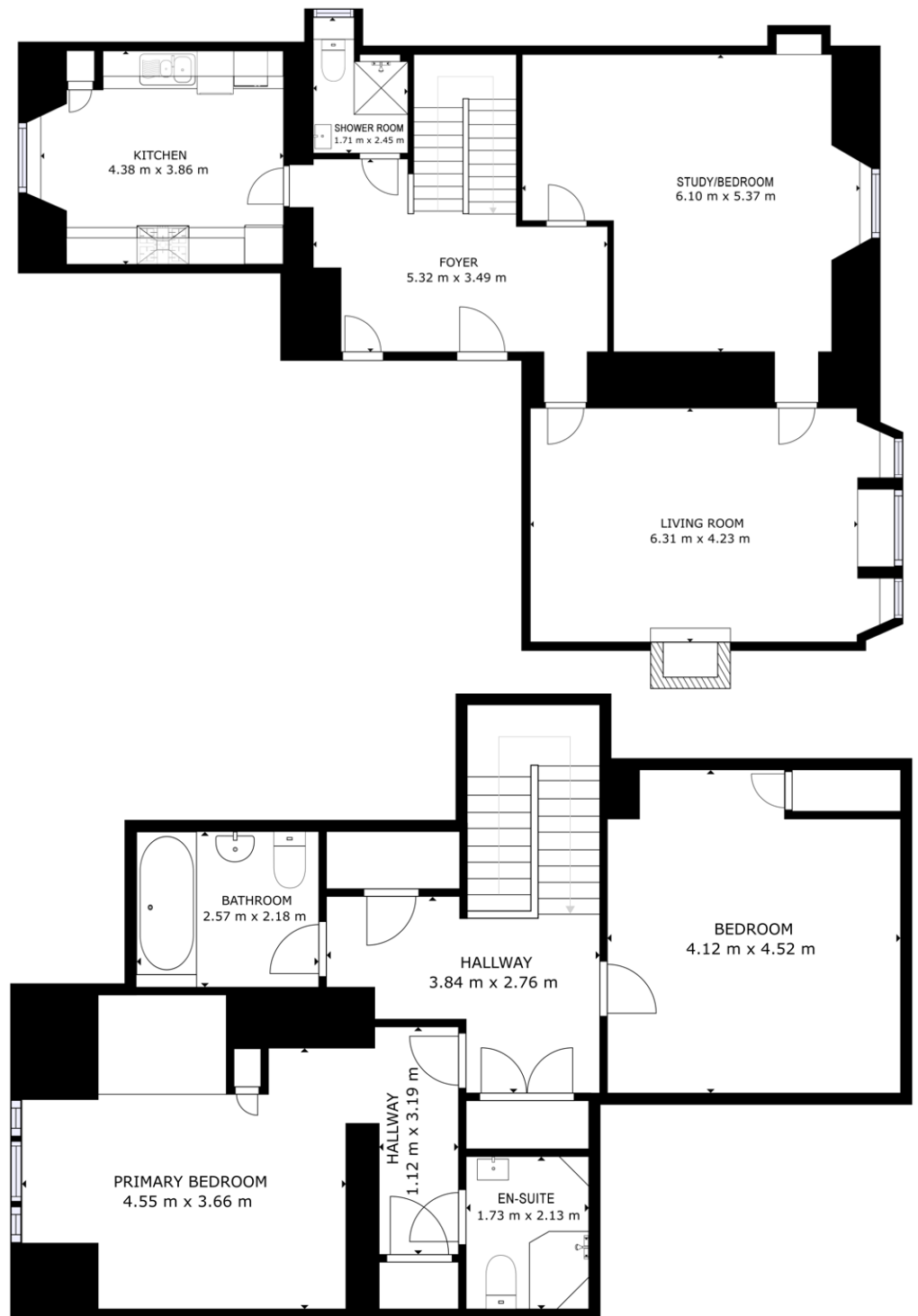
Master Bedroom - 14' 11" x 12' 0" (4.55m x 3.66m)

En Suite - 10' 6" x 3' 8" (3.19m x 1.12m)

Bedroom - 13' 6" x 14' 10" (4.12m x 4.52m)

Family Bathroom - 8' 5" x 7' 2" (2.57m x 2.18m)

Gardens



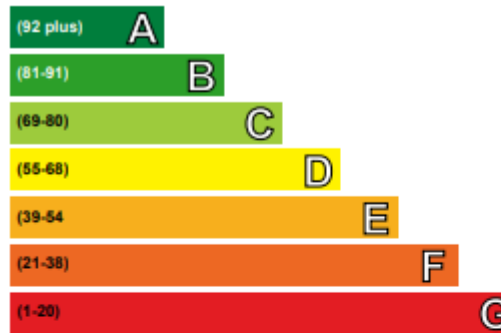




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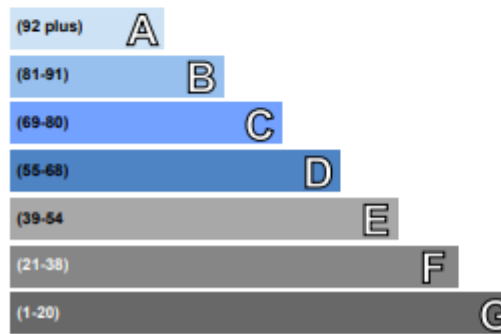
Very energy efficient - lower running costs



Current	Potential
	82
67	

Not energy efficient - higher running costs

Very environmentally friendly - lower CO₂ emissions



Current	Potential
	80
60	

Not environmentally friendly - higher CO₂ emissions



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