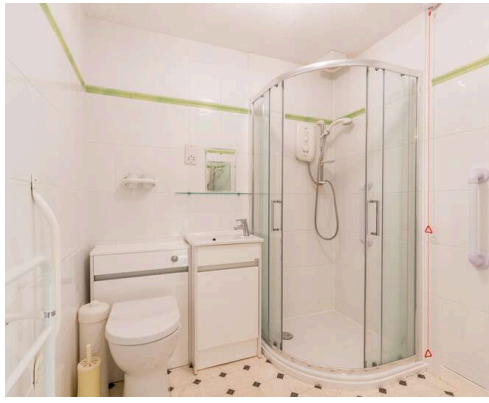


MORNINGSIDE  
144/20 COMISTON ROAD  
EH10 5QW



EPC RATING: C

OFFERS OVER £165,000



## RARELY AVAILABLE TWO BEDROOM TOP FLOOR RETIREMENT FLAT WITH WONDERFUL VIEWS, CLOSE TO EXCLUSIVE MORNINGSIDE

This superb two bed flat, with a reasonable management fee, would make a great home for any retiree. Neutrally decorated & carpeted throughout and ready to move into - perfect for buyers to put their own stamp on. Minutes from great local shopping and on a busy bus route to the wide range of amenities in Morningside, Bruntsfield and the city centre. A good range of wide open spaces and golf courses also available nearby.

### VIEWING

Sun 2-4 or pls call 0131 4466850

### PROPERTY DESCRIPTION

- Hallway with roomy walk-in cupboard housing hot water tank, shelving & access to the loft space
- Bright & spacious dual aspect sitting/dining room with feature fireplace with coal effect fire, two electric heaters and open views to the Pentland Hills & the trees surrounding the development
- Good sized breakfasting kitchen with range of light wood units & appliances and space for a small dining table
- Two double bedrooms with fitted wardrobes
- Large shower room with walk in shower, vanity sink unit, wc & heated towel rail
- Electric heating & secondary glazed windows
- New lift & new secure entry system
- Unallocated residents' parking & landscaped communal gardens
- Residents must be capable of independent living and a single occupier must be over 60 years of age, while for a couple, one must be over 55 and the other over 60
- The development is managed by Trinity Factors at a charge of approx. £125pcm to cover 24 hour careline, general maintenance, lift, window cleaning, communal gardens, stair cleaning & block buildings insurance

### AREA

Morningside is a very popular area in the south of the city which offers an excellent range of supermarkets (including Waitrose and M&S Simply Food), independent retailers, coffee shops and speciality food stores. There are also numerous bars & restaurants available both in Morningside and nearby Bruntsfield and superb amenities including a library, the very popular independent Dominion Cinema and Church Hill Theatre. There are a range of gyms/leisure facilities a short drive away. The flat is also well placed for lots of walks and open spaces including Hermitage of Braid, Braid Hills and Braidburn Valley Park. There is easy access both into town, via the numerous bus services, and out of town to the city bypass and the

motorway network beyond.

### EXTRAS

The blinds/curtains, light fittings, electric hob, electric oven, cooker hood, freestanding fridge freezer and washing machine are included in the sale.

### HOME REPORT VALUATION

£170,000

Sitting/dining room	15'3 x 11'10 (4.65 x 3.61m)
Kitchen	9'9 x 9'5 (2.97 x 2.87m)
Bedroom 1	12'11 x 9'7 (3.94 x 2.92m)
Bedroom 2	11'10 x 8'6 (3.61 x 2.59m)

### Contact:

205 Morningside Road Edinburgh EH10 4QP  
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 F • 0131 446 6859 DX 503238 ED64

Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally. None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition. No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

