

COULTERS<sup>©</sup>

# 16 (1 F2) COMISTON ROAD

MORNINGSIDE, EDINBURGH, EH10 5QE

2 BED

1 BATH

1 PUBLIC



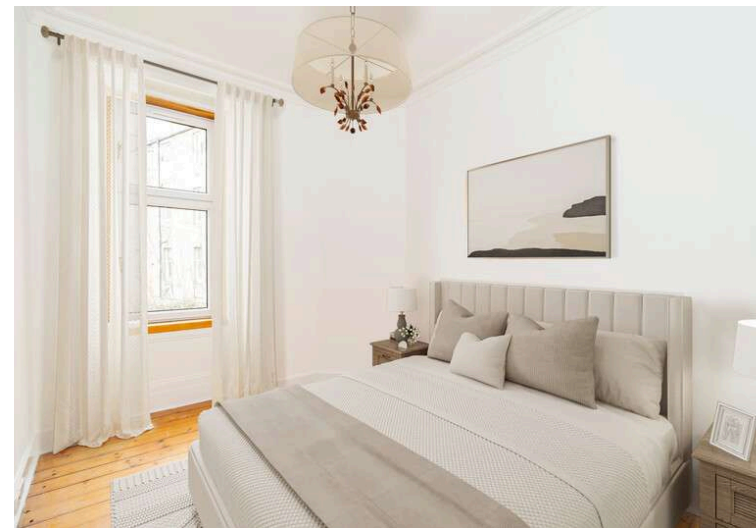
## TAKE A LOOK INSIDE

Occupying a coveted location within Edinburgh's prestigious Morningside, this charming two bedroom traditional apartment boasts classical proportions and period details. Situated on the first floor, the property has recently been fully repainted and now provides a blank canvas for a new owner.

Upon accessing the property, there is a welcoming entrance hall which is home to two handy storage cupboards. The beautiful sitting room has a large bay window and cornicing as well as a versatile box room that currently has built-in shelving and a desk. The dining kitchen has attractive views over the rear communal gardens and comes complete with freestanding appliances that include the cooker, washing machine, dishwasher, fridge and freezer. Both bedrooms are spacious doubles which offer plenty of room for furniture. The bathroom suite (with a shower over the bath) is fresh and bright. The accommodation has the benefit of gas central heating and double glazing.

## KEY FEATURES

-  Traditional Victorian tenement
-  Two spacious double bedrooms
-  Shared gardens to the rear
-  Permit parking available
-  Fantastic Morningside amenities on the doorstep
-  Waitrose & M&S Foodhall nearby



There is a shared garden to the rear of the building, mainly laid to lawn with established bushes and shrubs. Permit holder parking is available.

## EXTRAS

All light fittings, fitted flooring and appliances are included in the sale price.

\*Please note that some of the images have been virtually staged.



## THE LOCAL AREA

Morningside is one of Edinburgh's most fashionable and sought-after residential areas, situated just southwest of the city centre. The area offers a diverse range of local amenities including Edinburgh's best variety of cafes, bars, restaurants, bistros, independent shops, galleries and boutiques. The area has a "village like" feel, whilst boasting the famous Dominion cinema, several theatres and various supermarkets including a Waitrose & M&S. The Hermitage of Braid, Blackford Hill and Braidburn Park offer an abundance of greenspaces and a number of golf courses including The Merchants, Mortonhall and the Braid Hills Golf Centre. Morningside is known for a high quality of schooling on offer both at primary and secondary level. Ideally situated for access to Napier University, the University of Edinburgh and the College of Art, all within walking distance. The area is very well served by public transport and benefits from extensive walkways and cycle paths.

## GET IN TOUCH



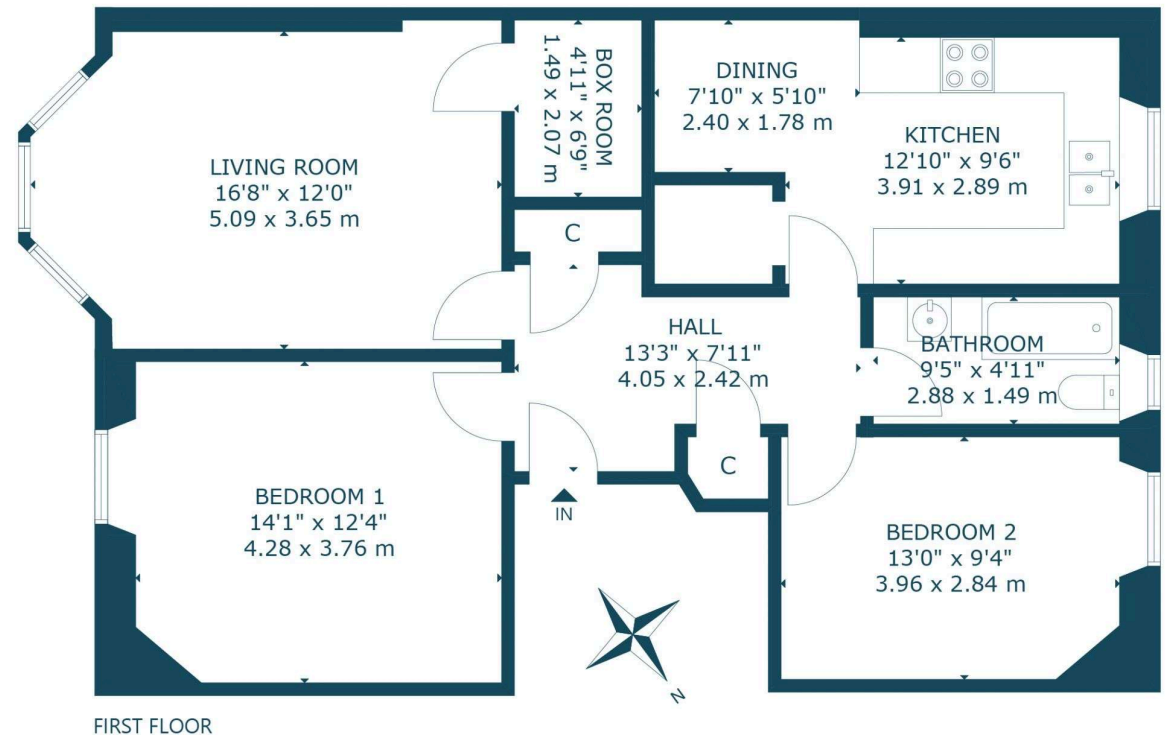
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16 (1F2) COMISTON ROAD, MORNINGSIDE, EDINBURGH  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 885 SQ FT / 82 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.