



Solicitors & Estate Agents










Offers Over
£310,000

4 Comiston Gardens

Morningside | Edinburgh | EH10 5QH

Neilsons are delighted to offer to the market this charming main door flat with private front garden forming part of an impressive stone-built terrace in the sought-after district of Morningside. Within easy reach of fantastic amenities and commuting links, this property will undoubtedly appeal to professionals or those looking to down size. Early viewing suggested.

-  1 Bedroom
-  2 Public Rooms
1 Box Room
-  1 Bathroom
-  Permit/Meter Parking
-  Front Private & Rear Communal Gardens
-  EPC Rating – D
-  Council Tax Band – D



Description

The accommodation in brief comprises; welcoming entrance vestibule, hallway with useful storage cupboards and original wooden floors running through most rooms, light and airy bay windowed reception room with beautiful cornicing, gas fireplace and working shutters, spacious dining kitchen with appliances and large pantry cupboard, well proportioned double bedroom with fitted wardrobes, good sized box room creating the perfect office space, and bathroom with three piece suite and electric shower over bath. Further benefits include gas central heating (new boiler installed 2021) and double glazing.



Extras

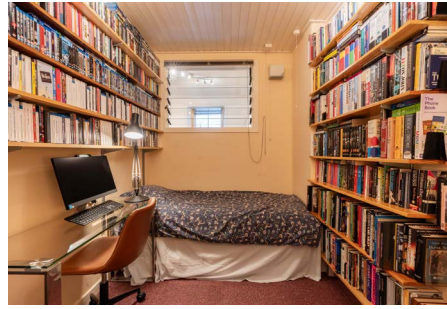
All fitted floor coverings and curtains will be included in the sale together with the gas hob, oven, washing machine, dishwasher, fridge/freezer and tumble dryer.

Gardens & Parking

There is a private garden to the front of the property and shared garden to the rear of the building for residents to enjoy. For the car owner, on-street permit and paid parking is available for residents and visitors alike.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

Morningside is a most desirable residential district situated to the south of the City Centre. It offers an abundance of amenities, including a variety of specialist shops and banking, building society and Post Office services. A Waitrose supermarket and Marks and Spencer's Food are located nearby and are open seven days a week and the Dominion Cinema and Churchill Theatre are also both located a short distance from the property. Regular bus services run from this area to the City Centre or by travelling south one can connect with the City Bypass. Pleasant walks can be taken on Blackford Hill, along the Hermitage of Braid or Braid Burn. There are several golf courses in the area and Morningside also has a good choice of bars, restaurants and cafes. Excellent schooling is easily accessible in both the state and private sectors.



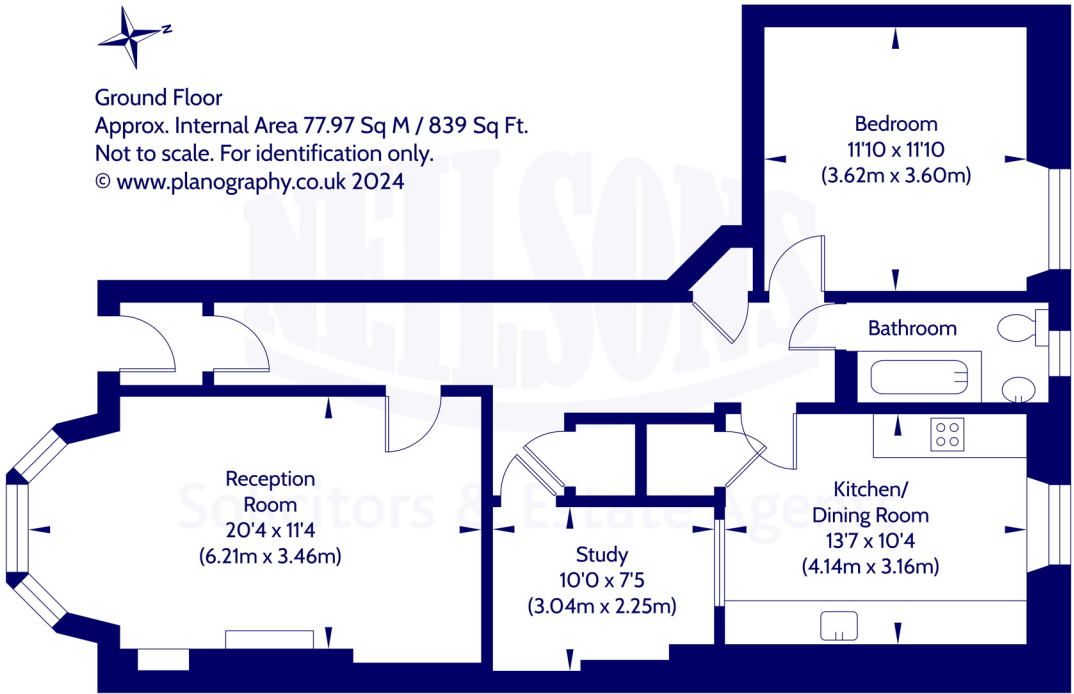


Ground Floor

Approx. Internal Area 77.97 Sq M / 839 Sq Ft.

Not to scale. For identification only.

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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

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- Buy to let advice
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- Estate Planning
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For helpful, friendly, personal advice, get in touch.

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