



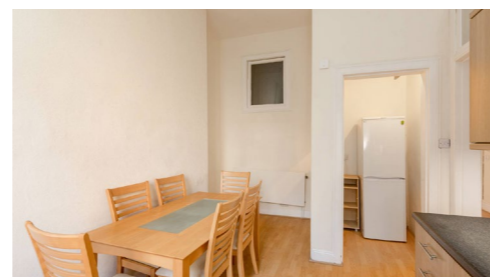
39/2 Comiston Road  
Morningside, Edinburgh, EH10 6AB

CALL US ON 0131 447 4747

# 39/2 Comiston Road, Morningside, Edinburgh, EH10 6AB

For price and viewing information please visit [gillespiemacandrew.co.uk/properties](http://gillespiemacandrew.co.uk/properties) or call 0131 447 4747

- Shared secured entry.
- Reception hall with storage.
- Generously proportioned bay-windowed living room with ornate corning.
- Home office/study off.
- Dining kitchen with appliances & larder storage cupboard.
- Good-sized double bedroom.
- Boxroom.
- Bathroom with shower over bath.
- Gas central heating.
- Double glazing.
- Original features.
- Communal garden to rear.
- Permit & metered parking.



## GENERAL DESCRIPTION

A spacious first-floor flat forming part of a traditional tenement building, in the sought-after Morningside district, perfectly positioned for access to a wide range of local amenities and a short journey to the south of the city centre. The property, which has been owned by the family for 40 years, would be ideal for a professional person/couple, young family or perhaps for letting purposes.

**COUNCIL TAX BAND:** C.  
**TRAIN STATION:** APPROXIMATELY 2 MILES TO HAYMARKET STATION.  
**AIRPORT:** APPROXIMATELY 10.8 MILES TO EDINBURGH AIRPORT.  
**BUSES:** WITHIN 100 METRES.

## LOCATION

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.

**EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS AND POLES, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FREESTANDING AUTOMATIC WASHING MACHINE AND FRIDGE/FREEZER. THERE WILL BE NO GUARANTEES FOR ANY OF THE WHITE GOODS. ALL FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE THROUGH NEGOTIATION**





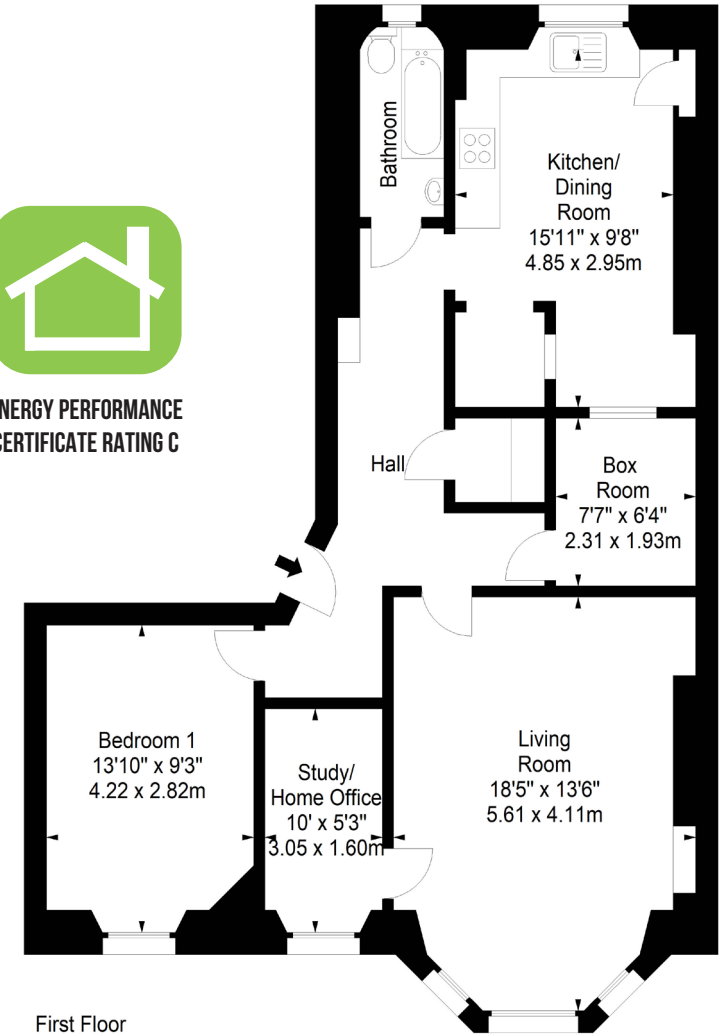
**Comiston Road,  
Edinburgh,  
Midlothian, EH10 6AB**



Approx. Gross Internal Area  
827 Sq Ft - 76.83 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



**ENERGY PERFORMANCE  
CERTIFICATE RATING C**



76 - 80 Morningside Road, Edinburgh, EH10 4BY  
T: 0131 447 4747

**WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://GILLESPIEMACANDREW.CO.UK/PROPERTIES)**

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.