

16/1 Comiston Terrace, Morningside Edinburgh, EH10 6AH

OFFERS OVER £280,000



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- Traditional 1st floor flat
- Attractive bay-windowed living room
- Fully fitted separate kitchen
- Two double bedrooms facing rear garden
- Bright bathroom/shower
- Modern GCH and single glazing
- Communal garden, entry system and permit parking
- Yards away from excellent Morningside amenities
- EPC C

Description

With timeless charm, this 1st floor flat forms part of a classic stone tenement located very near South Morningside Primary School. It has been well maintained (including new boiler) in recent years and it provides flexible accommodation for a range of buyers including professional couples or equally suitable for Buy-to-Let investors. The property exudes timeless Victorian charm with an excellent layout (81 sqm) with large hallway and ample storage. The living room benefits from a large bay-windowed formation ensuring maximum brightness. The kitchen is fitted and has notable storage space and size and comes with an integrated oven and hob. There are two good sized double bedrooms with the main bedroom having a walk in cupboard (with window) which is currently used as a utility room. The bright bathroom features white sanitary ware and an over bath shower. The building has a secure entry system and the stair is in good condition. There is also a shared garden cupboard near the rear door.





Central Heating and Single Glazing

Gas central heating is complemented by single glazing.

Garden and Parking

The building has an enclosed communal rear garden which is well kept and provides all year round colour and interest. The surrounding streets provide both residents parking and unrestricted parking.

Location

Quietly situated off Comiston Road and very near the acclaimed South Morningside Primary School and a quality Margiotta store. Comiston Terrace is very close to the very heart of Morningside's vibrant shopping area where a wealth of coffee shops, bars, take-away facilities and numerous specialist food stores abound. A modern Waitrose, Sainsbury's and Marks & Spencer's food hall are also located here. It is only a few minutes stroll away from the Braidburn Valley and Hermitage of Braid. Excellent bus services operate to Princes Street (2 miles) and university complexes. There are numerous open recreational areas, sports facilities, cinemas, theatres and off-road cycle tracks available within the immediate vicinity.

Extras

The built-in oven/hob and all fitted carpets are included in the sale price.

Valuation

The property has been valued by surveyors at £290,000.

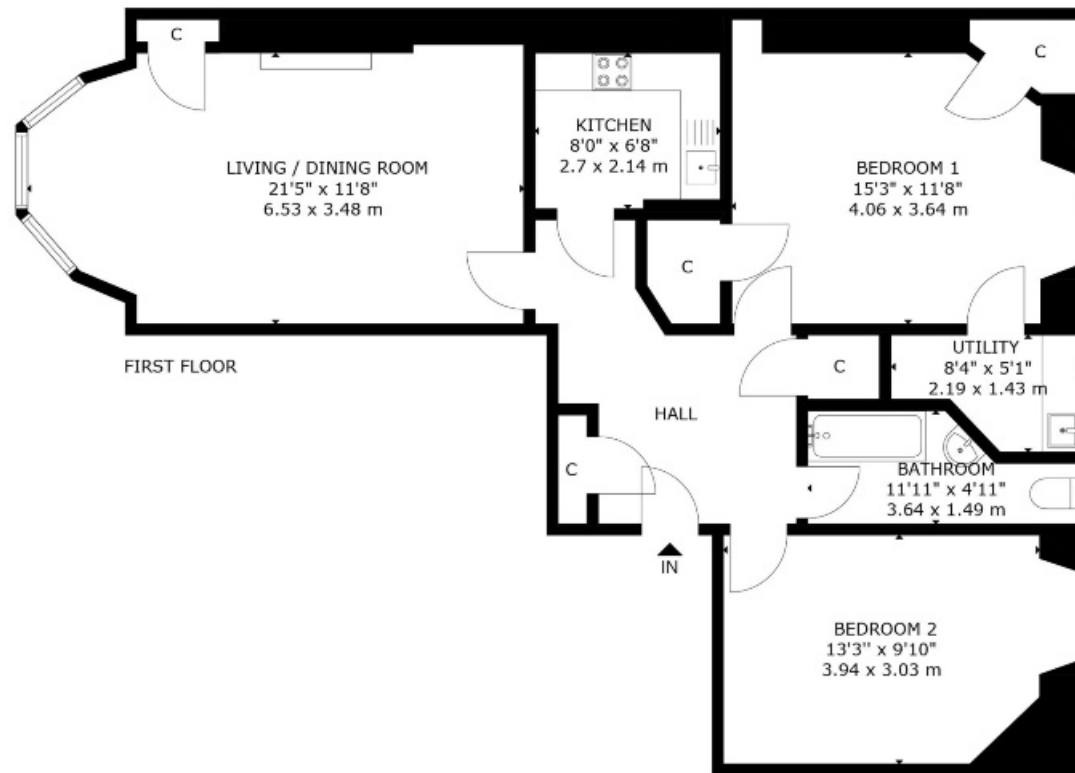
Council Tax and EPC

It has a C-rated EPC and is in Council Tax band C.

Viewing

Telephone Agent 0131 229 3399 (or text 07595 820611 out with office hours).





FIRST FLOOR

16/1 COMISTON TERRACE, COMISTON
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 871 SQ FT / 81 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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Bathgate | Dalkeith | Edinburgh | Glasgow | Musselburgh
 01506 655 034 | 0131 663 9568 | 0131 229 3399 | 0141 332 0086 | 0131 665 3131

Call us on **0131 229 3399** or
 email sales@dm-property.com
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