

COULTERS[©]

15/6 COMISTON TERRACE

MORNINGSIDE, EDINBURGH, EH10 6AJ

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Located on a quiet side street within the prestigious area of Morningside in south Edinburgh, this spacious two bedroom traditional apartment boasts classical proportions and period details such as original wood flooring, high ceilings and paneled doors. Situated on the top floor, it boasts lovely views of Blackford Hill and is presented to an excellent standard throughout.

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, gas fire and built-in shelving and there is a separate dining kitchen which comes complete with integrated appliances that include an oven, induction hob, microwave, washing machine, dishwasher, fridge and freezer. A large pantry cupboard in the kitchen offers valuable extra storage space.

Both bedrooms are generous doubles and there is a well-designed bathroom with three piece suite, over bath shower and heated towel rail.



KEY FEATURES



Top floor flat in traditional Victorian tenement



Two spacious double bedrooms



Shared gardens to the rear



Permit parking available



Fantastic Morningside amenities on the doorstep



Excellent schools in the local area



EPC Rating - D



Council Tax Band - E





The accommodation has the benefit of gas central heating and is fitted with sash and case, single glazed windows.

There is a very well-maintained walled, shared garden to the rear of the building which is mainly laid to lawn. Permit holder parking is available on the street.

EXTRAS

All blinds, light fittings, fitted flooring and white goods are included in the sale price. Other items may be available subject to separate negotiation.





THE LOCAL AREA

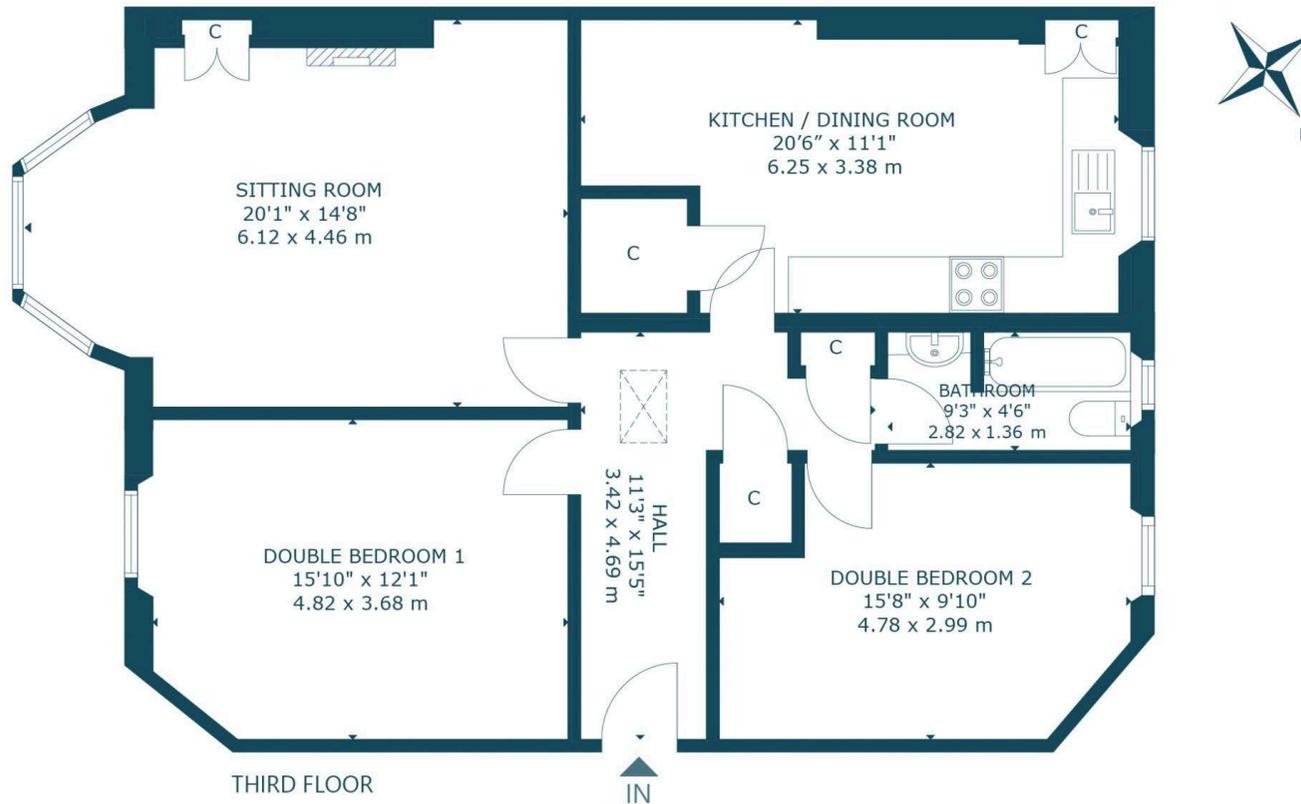
Morningside is one of Edinburgh's most fashionable and sought-after residential areas, situated just southwest of the city centre. The area offers a diverse range of local amenities including Edinburgh's best variety of cafes, bars, restaurants, bistros, independent shops, galleries and boutiques. The 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.



HOME REPORT VALUATION: £400,000





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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,030 SQ FT / 96 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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GET IN TOUCH

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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.