



70 2f2 Comiston Road  
Morningside, Edinburgh, EH10 5QQ

CALL US ON 0131 447 4747

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

- Shared secure entry.
- Well maintained common stairwell with wooden balustrade.
- Reception hall with storage.
- Cloakroom/WC.
- Fabulous corner bay windowed living room.
- Featured gas fire.
- Views up & down Comiston Road.
- Spacious dining kitchen with solid wood worktops.
- Ladder storage.
- Main double bedroom with walk-in-storage cupboard
- Further double bedroom with bay window.
- Third double bedroom with original feature fireplace.
- Bathroom with shower.
- Good-sized box room.
- Gas central heating.
- Many original features.
- Solid wood flooring throughout.
- Communal garden at rear.
- Permit & metered parking.

## GENERAL DESCRIPTION

A well-presented second floor flat part of a traditional tenement building in the prestigious Morningside district of the City, within walking distance of an excellent range of local amenities and a short journey to the south of Edinburgh City Centre. The property would be suitable for a range of buyers including a family with its excellent choice of schools close at hand.





## LOCATION

Lying south of Edinburgh City centre, the fashionable suburb of Morningside is cherished for its unique “small-town” feel. Ideally positioned for both swift access into the city and easy escapes to the country, the area is popular with families, professionals and students alike. Bustling Morningside Road is lined with a selection of cafés, bistros, and independent shops, as well as a Waitrose and M&S supermarket. With a diverse range of authentic pubs and trendy restaurants, Morningside is the perfect place to relax and unwind. Residents of Morningside are also spoiled for choice when it comes to entertainment with the boutique Dominion Cinema and the Church Hill Theatre offering a varied programme of screenings and live performances all year round. Fitness enthusiasts can visit Craiglockhart Leisure Centre for excellent gym, tennis, and fitness facilities, or for those who prefer the great outdoors, it is just a short drive to the Pentland Hills Regional Park for hiking, cycling and pony trekking and also the slopes at Midlothian Snowsports Centre. Morningside enjoys superb transport links across the city, as well as quick and easy access to Edinburgh City Bypass, Edinburgh Airport and the M8/ M9 motorway networks. Excellent schooling close by both in the Private and Public sector, South Morningside Primary is within walking distance from the property.

EXTRAS: SOME CURTAINS AND POLES, LIGHT FITTINGS (WITH THE EXCEPTION OF THE LIGHT FITTINGS IN THE LOUNGE AND THE MAIN BEDROOM), KITCHEN APPLIANCES TO INCLUDE THE FREESTANDING RANGE COOKER, FRIDGE, AUTOMATIC WASHING MACHINE AND DISHWASHER. THE FREEZER ALONG WITH SOME FURNITURE WITHIN THE PROPERTY MANY BE AVAILABLE FOR NEGOTIATION.

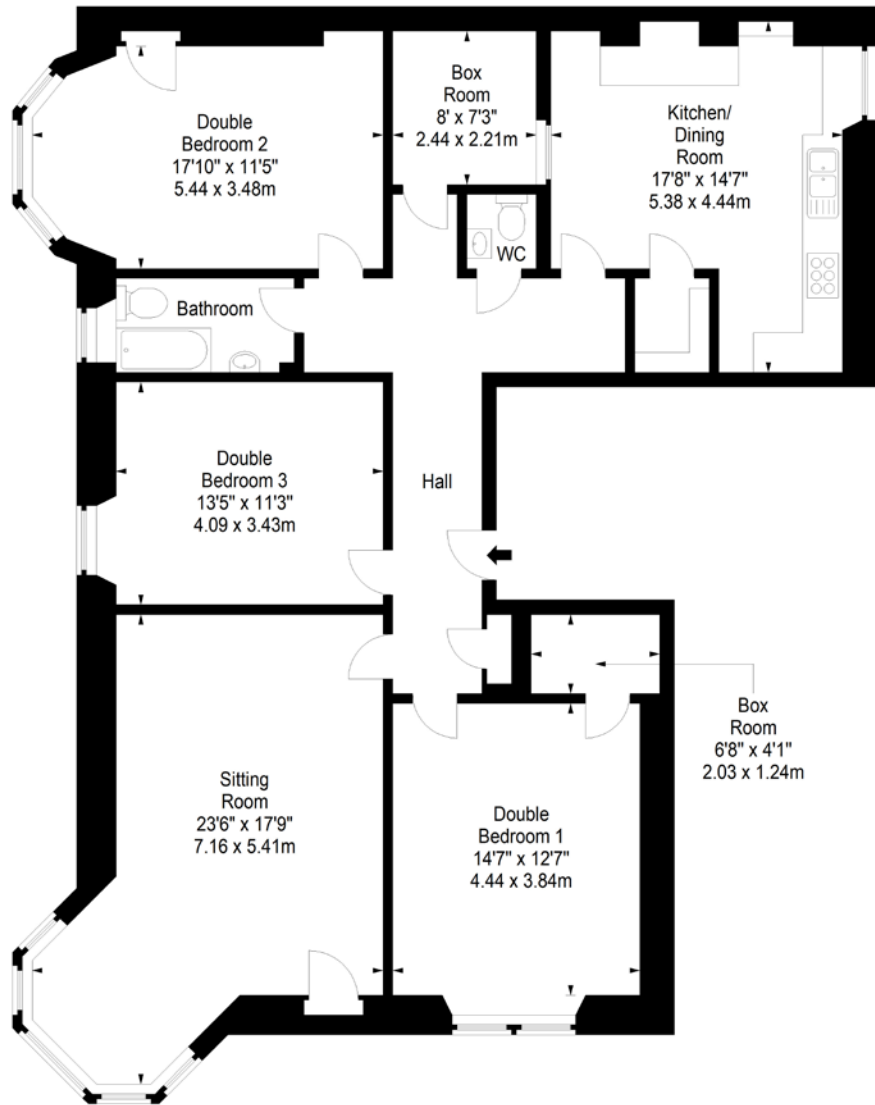


COUNCIL TAX BAND E.  
TRAIN STATION APPROXIMATELY 2.3 MILES TO HAYMARKET TRAIN STATION.  
AIRPORT APPROXIMATELY 9 MILES TO EDINBURGH AIRPORT.  
BUSES WITHIN 100 METRES.

Comiston Road, EH10 5QQ



Approx. Gross Internal Area  
1467 Sq Ft - 136.28 Sq M  
For identification only. Not to scale.  
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Second Floor



ENERGY PERFORMANCE  
CERTIFICATE RATING C



76 - 80 Morningside Road, Edinburgh, EH10 4BY  
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WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://GILLESPIEMACANDREW.CO.UK/PROPERTIES)

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