



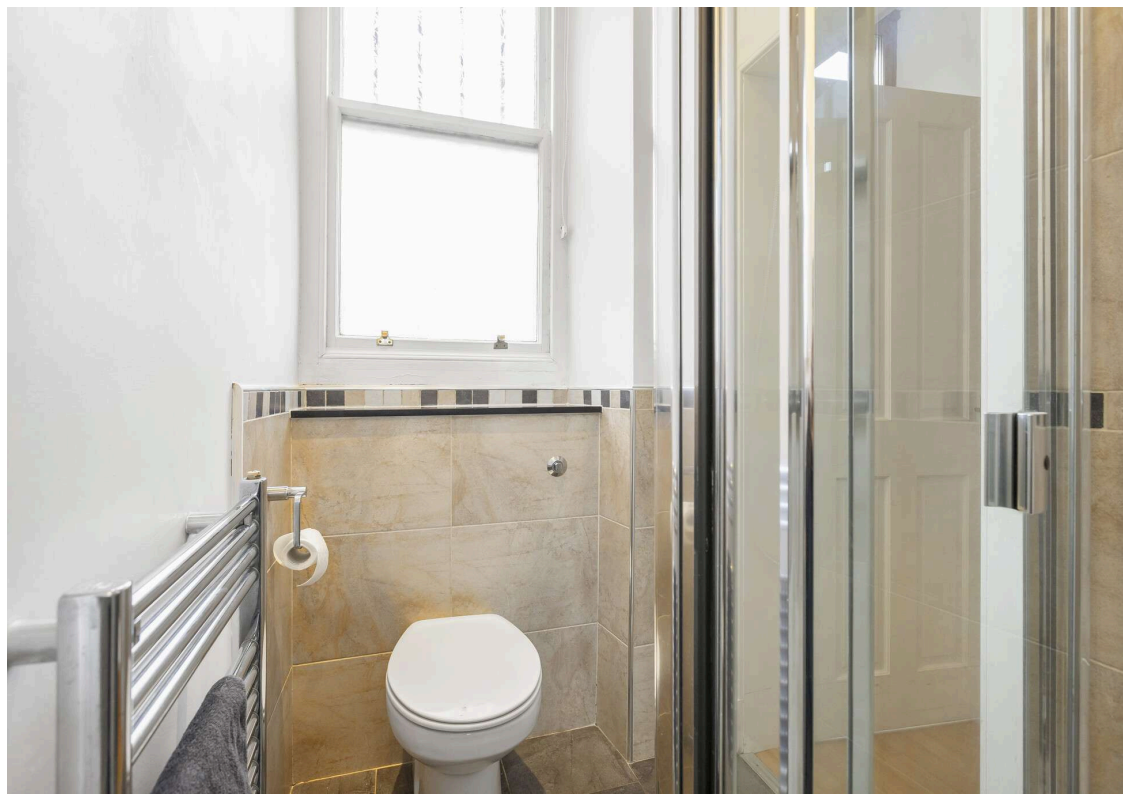


Welcome

Welcome to Comiston Road, this charming two bedroom, main door flat offers bright and spacious accommodation, ideal for the first time buyer or for those looking to downsize. The property forms part of a traditional tenement building boasting a private garden to the front. The property is ideally located in the popular and sought-after Morningside area of Edinburgh, close to an abundance of local amenities, schooling and swift transport links. Presented to the market in good order throughout, we would recommend an early viewing.

- Entrance vestibule.
- Reception hallway.
- Front facing living room features a bay window, doors open to the kitchen.
- Kitchen equipped with wall and base units; white goods included.
- Double bedroom with wet room and walk in cupboard.
- Double bedroom with en-suite shower room, door accesses the rear shared garden.
- Gas central heating.
- Double glazing.
- Private garden to the front, shared garden to the rear.
- Permit and metered parking available.







Comviston

Morningside is a highly respected and much sought after residential area of the city, typified by broad tree lined avenues and substantial property styles set within large attractive gardens. Situated little more than 2 miles south of Princes Street, it is an area which successfully combines city centre accessibility with a leafy suburban environment. Local shopping facilities are first class and are within a few minutes. A large branch of Waitrose, a Marks & Spencer food outlet, a delicatessen, cheesemonger, fishmonger and family butcher, are to name but a few. There are a number of delightful individual boutiques and gift shops, popular coffee houses, restaurants and bars. There is also a cinema and a theatre. The local primary and senior schools have an excellent academic reputation and there are a number of the city's private schools, including George Watson's College, within a few minutes on foot. The Merchants of Edinburgh Golf Course, the Craiglockhart Sports and Tennis Club, Hillend Winter Sports Centre, The Hermitage of Braid and the wonderful open spaces of the Pentland Hills Regional Park are all either within walking distance

Extras

All floor coverings, light fittings, blinds where fitted, integrated appliances and all remaining white goods.






Get in touch

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EH22 1JB

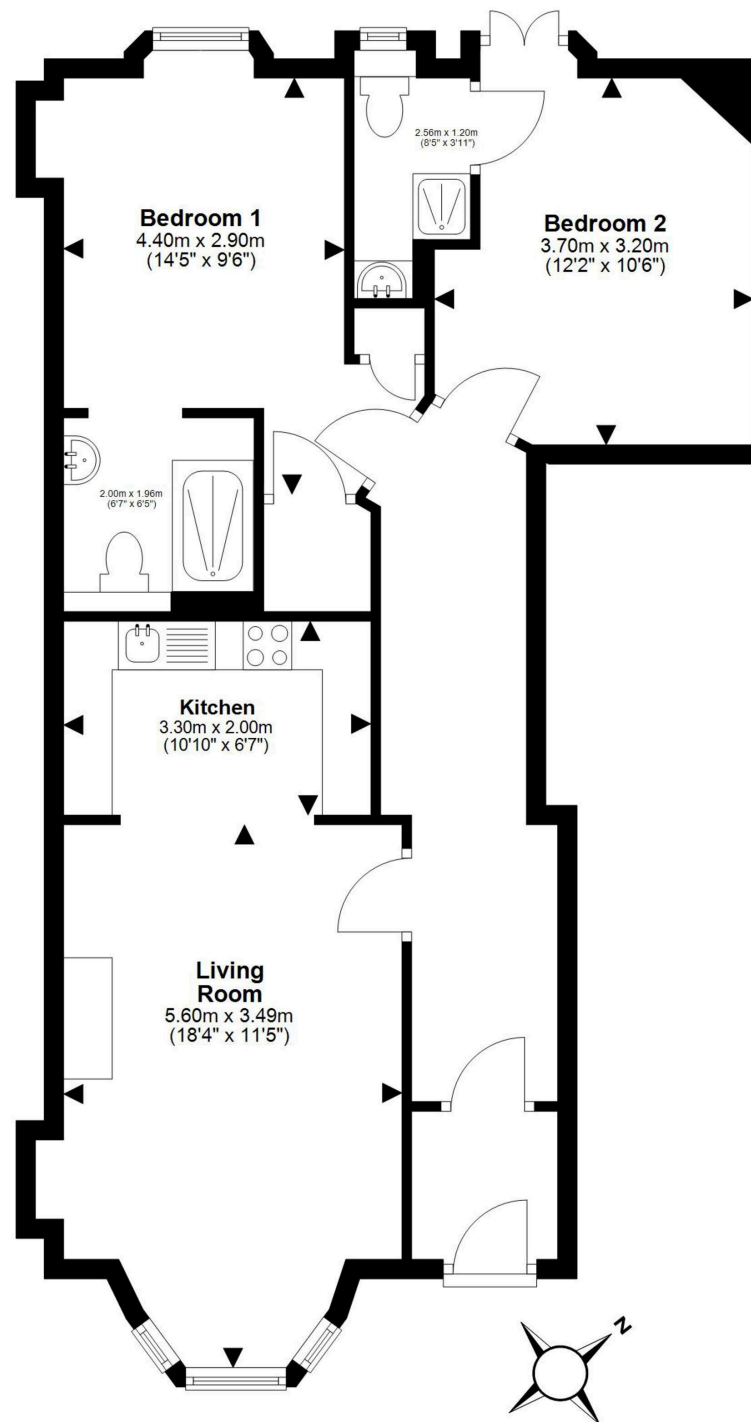
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.