

MORNINGSIDE

39/5 COMISTON ROAD
EH10 6AB



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2

EPC RATING: C

OFFERS OVER £475,000

PROPERTY DESCRIPTION

- Hallway with storage and wooden staircase leading to upper floor
- Bay windowed sitting room with inset log burning stove, Edinburgh press, beautiful cornicing & stripped wooden floors
- Kitchen/dining room with wide range of fitted units & appliances, a clothes pulley, recess for dining & stripped wooden floors
- Double bedroom 3 on the lower level with wonderful views of the church spire
- Family bathroom with bath with mains shower over, vanity sink unit & wc
- Master bedroom on upper level with velux window and access to
- Ensuite shower room with large walk in shower, designer sink, wc, chrome heated towel rail & eaves storage
- Double bedroom 2 on upper level with velux windows
- Shower room on upper level with electric shower cubicle, vanity cloaks sink, wc & black heated towel rail
- Gas fired central heating from a wall mounted condensing combi boiler located within the kitchen/dining room – updated in 2023
- Upvc double glazed sash & case style windows
- Well maintained communal rear garden
- Residents' permit parking
- Fee of £25pcm payable towards maintenance of communal areas

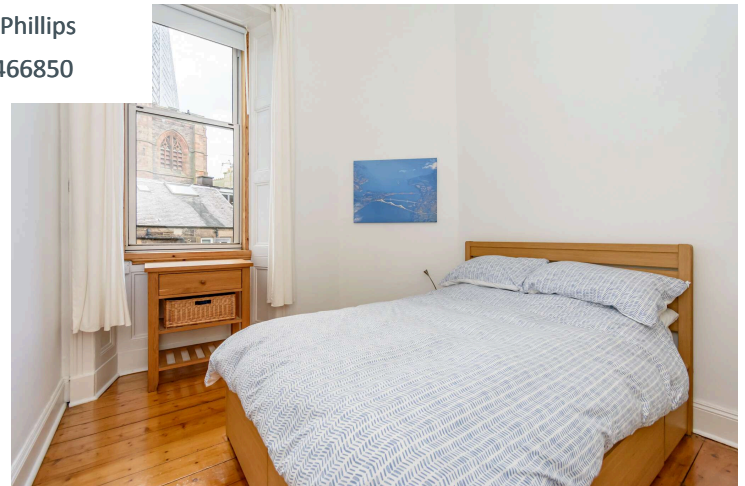


VIEWING

Please call

Jardine Phillips

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SPACIOUS THREE BED THREE BATH DOUBLE UPPER WITH OUTSTANDING VIEWS IN CATCHMENT FOR EXCELLENT SCHOOLS

Located minutes from all the wonderful amenities of Morningside, this well presented, expansive third/fourth floor apartment has been extended into the roof space to provide two further double bedrooms & two bathrooms. It also has large living accommodation on the lower floor, including a bay windowed sitting room & kitchen/dining room. Would make a perfect student/sharer flat or a family home, being in the catchment for the ever-popular South Morningside & Boroughmuir. Excellent transport links nearby providing access to all the universities and the city centre.

AREA

Comiston is an area of Morningside which is a very prestigious location in the south of the city, offering a wide range of supermarkets (including Waitrose and M&S Simply Food), independent retailers, speciality food stores, coffee shops, bars & restaurants. Local schooling is well-renowned and the property is in the catchment for South Morningside & St Peters RC Primary Schools and Boroughmuir High School, and is walking distance to George Watsons. There are superb amenities within a few minutes' walk, including a library, the very popular independent Dominion Cinema & Church Hill Theatre, together with a good range of gyms/leisure facilities and golf courses a short drive away. The flat is also well placed for lots of walks and open spaces including Blackford Hill & Pond, Hermitage of Braid, Braid Hills and Braidburn Valley Park. There is easy access into town via the numerous bus services, and out of town to

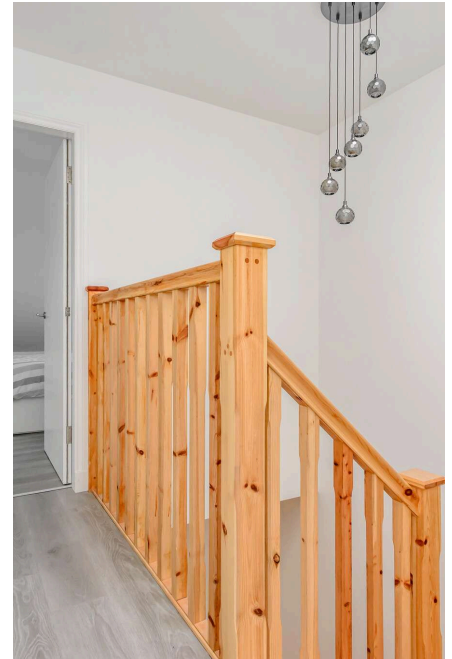
the city bypass and the motorway network beyond.

EXTRAS

The blinds/curtains, light fittings, gas hob, electric oven, cooker hood, freestanding fridge freezer and washing machine are included in the sale.

HOME REPORT VALUATION

£490,000

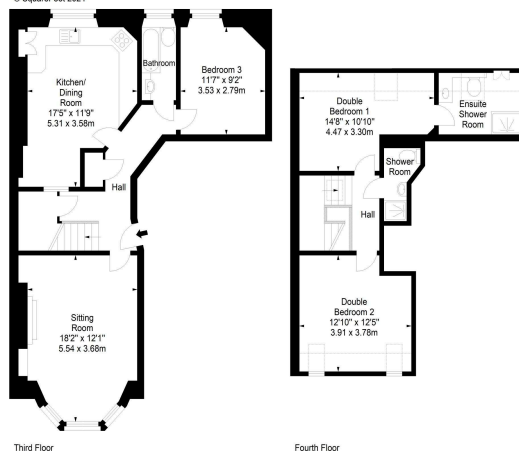


Sitting room	18'2 x 12'1 (5.54 x 3.68m)
Kitchen/dining room	17'5 x 11'9 (5.31 x 3.58m)
Bedroom 1	14'8 x 10'10 (4.47 x 3.30m)
Bedroom 2	12'10 x 12'5 (3.91 x 3.78m)
Bedroom 3	11'7 x 9'2 (3.53 x 2.79m)

Comiston Road,
Edinburgh,
Midlothian, EH10 6AB



Approx. Gross Internal Area
1160 Sq Ft - 107.76 Sq M
For identification only. Not to scale.
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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

