

Jardine Phillips  
Solicitors • Estate Agents

MORNINGSIDE

121/9 COMISTON ROAD  
EH10 6AQ



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EPC RATING: D

OFFERS OVER £330,000

## PROPERTY DESCRIPTION

- Hallway with handy storage cupboards
- Elegant bay windowed sitting/dining room with feature open fireplace, Edinburgh press, ornate corning and stripped wooden flooring
- Contemporary kitchen with good range of fitted units & appliances
- Large principal bedroom with walk in wardrobe and fitted cupboard
- Modern ensuite shower room with shower, vanity sink unit & wc
- Second good-sized double bedroom with original fireplace & window seat
- Bathroom with bath with shower over, sink & wc
- Gas fired central heating from combi boiler
- Double glazed windows replaced in 2024
- Communal rear lawned garden
- A wealth of period features including fireplaces, Edinburgh press, stripped wood flooring, corning and stripped panelled doors
- Residents' permit parking in the street
- Good arrangements for communal repairs, including payment or communal electricity in the stair



## VIEWING

Sun 2-4 or pls call

Jardine Phillips

0131 4466850





## BEAUTIFULLY PRESENTED TWO BED TWO BATH THIRD FLOOR PERIOD APARTMENT IN VERY POPULAR COMISTON

Located walking distance from Morningside, with its wealth of shopping & amenities, is this excellent two bed flat with elegant bay windowed sitting/dining room, contemporary kitchen, two equal sized bedrooms, an ensuite shower room and main bathroom. This would make an ideal home for first time buyers, sharers, investors or a young family, being in the catchment for the well-renowned Canaan Lane Primary, South Morningside Primary & Boroughmuir High Schools. There are great bus links both into & out of town and access to lots of wide-open spaces & lifestyle amenities.

### AREA

Morningside is a very prestigious area in the south of the city which offers a wide range of supermarkets (including Waitrose and M&S Simply Food), speciality food stores, independent retailers, coffee shops, bars & restaurants. Local schooling is well-renowned and the property is in the catchment for the new Canaan Lane, South Morningside & St Peter's Primary Schools and Boroughmuir High School, and is walking distance to George Watson's. There are superb amenities within a few minutes' walk, including a library, the very popular independent Dominion Cinema & Church Hill Theatre, and there are a good range of gyms/leisure facilities and golf courses a short drive away. The property 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 both 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, oven, integrated microwave, cooker hood, integrated fridge freezer and washing machine are included in the sale.

### HOME REPORT VALUATION

£340,000

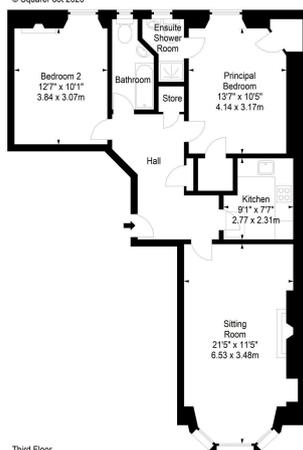


Sitting/dining room	21'5 x 11'5 (6.53 x 3.48m)
Kitchen	9'1 x 7'7 (2.77 x 2.31m)
Bedroom 1	13'7 x 10'5 (4.14 x 3.17m)
Bedroom 2	12'7 x 10'1 (3.84 x 3.07m)

Comiston Road,  
Edinburgh,  
Midlothian, EH10 6AQ



Approx. Gross Internal Area  
865 Sq Ft - 79.78 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.

