

2/5 East Comiston Edinburgh, EH10 6RZ

OFFERS OVER £280,000



drummondmiller



- 2-bedroomed second floor (topmost) flat by Cala with views of the Pentland Hills
- Dual-aspect' living/dining room and separate kitchen/breakfast room
- 2 double bedrooms with fitted wardrobes
- Bathroom/shower and en suite shower room
- Gas central heating and double glazing
- Landscaped grounds, entry system, parking and own garage
- Quiet setting yet near excellent amenities
- EPC C

Description

This is a spacious 2-bedroomed flat enjoying views of the Pentland Hills in a most peaceful exclusive development by Cala Homes (Circa 1990's). It will appeal to purchasers of all age groups and Buy-to-Let investors alike. The property occupies the topmost floor of a secure three-storey building and benefits from a garage. The layout (78 sqm) is well designed and the flat enters into a lengthy hall. The living/dining room boasts wide patio doors/balconette and two windows. The bright fitted kitchen/breakfast room includes the fridge/freezer, washing machine, microwave and built-in oven, hob and hood. There is a master bedroom with en suite shower room, a second double bedroom and bathroom. The building benefits from a secure entry system.





Central Heating and Double Glazing

Gas central heating is complemented by UPVC double glazed windows.

Garage, grounds and private parking

Unusually in this price range, the flat has the benefit of its own garage with pitched roof. The development has well-tended landscaped grounds featuring flower beds, ornamental trees and parking for residents.

Management Fees

Myreside Management supervise the development and there is an estimated service charge of £125pcm (including Building's Insurance).

Location

Lying parallel to the A702, East Comiston is part of a most popular residential district comprising many quality family homes. It lies just beyond Morningside some three miles south of Princes Street. The close proximity to the City By-pass and excellent bus services makes this an ideal commuter base. The area also offers ready access to several shops, a wine merchant and other social amenities. It is close to attractive recreational open spaces including several parks, golf courses and the Braid Hills.

Extras

Carpets, blinds and the built-in double oven, gas hob and hood are included in the sale.

Home Report

The property been valued at £290,000 and the Home Report is available on the ESPC web site.

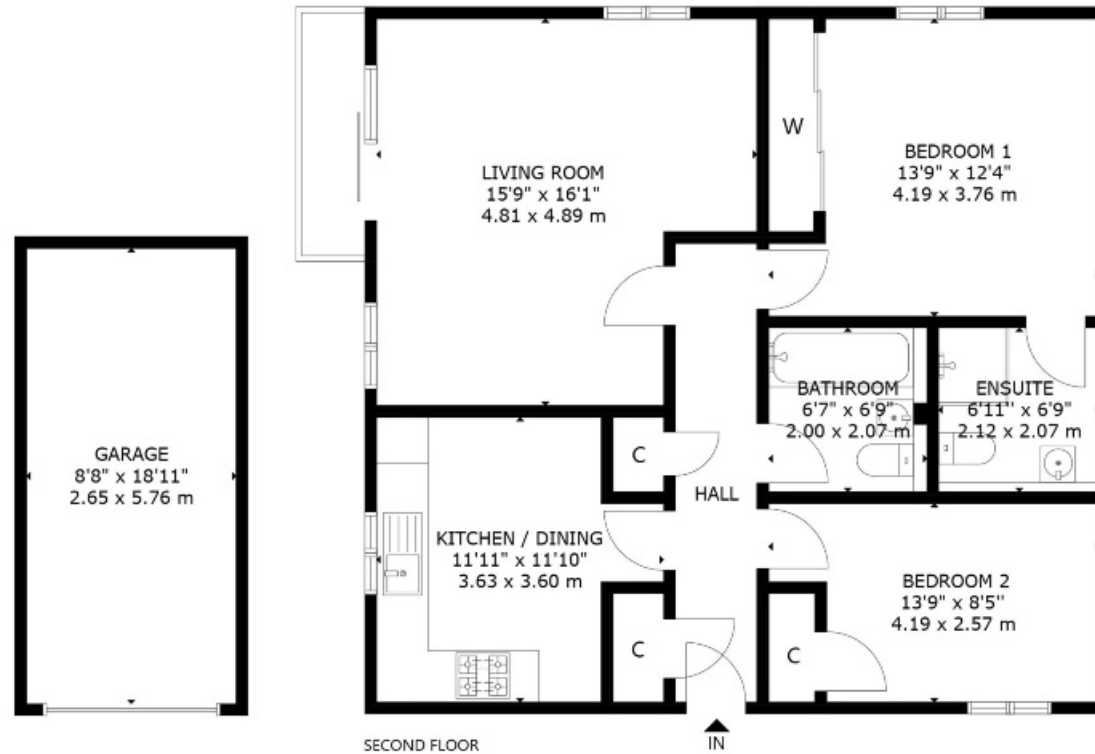
Council Tax and EPC

It lies in Council Tax Band F and the Energy Performance Certificate rating is C.

Viewing

To view telephone Agent 0131 229 3399 (07595820611 out with office hours).





SECOND FLOOR

2/5 EAST COMISTON, EDINBURGH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 851 SQ FT / 79 SQ M
 GARAGE 164 SQ FT / 15 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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