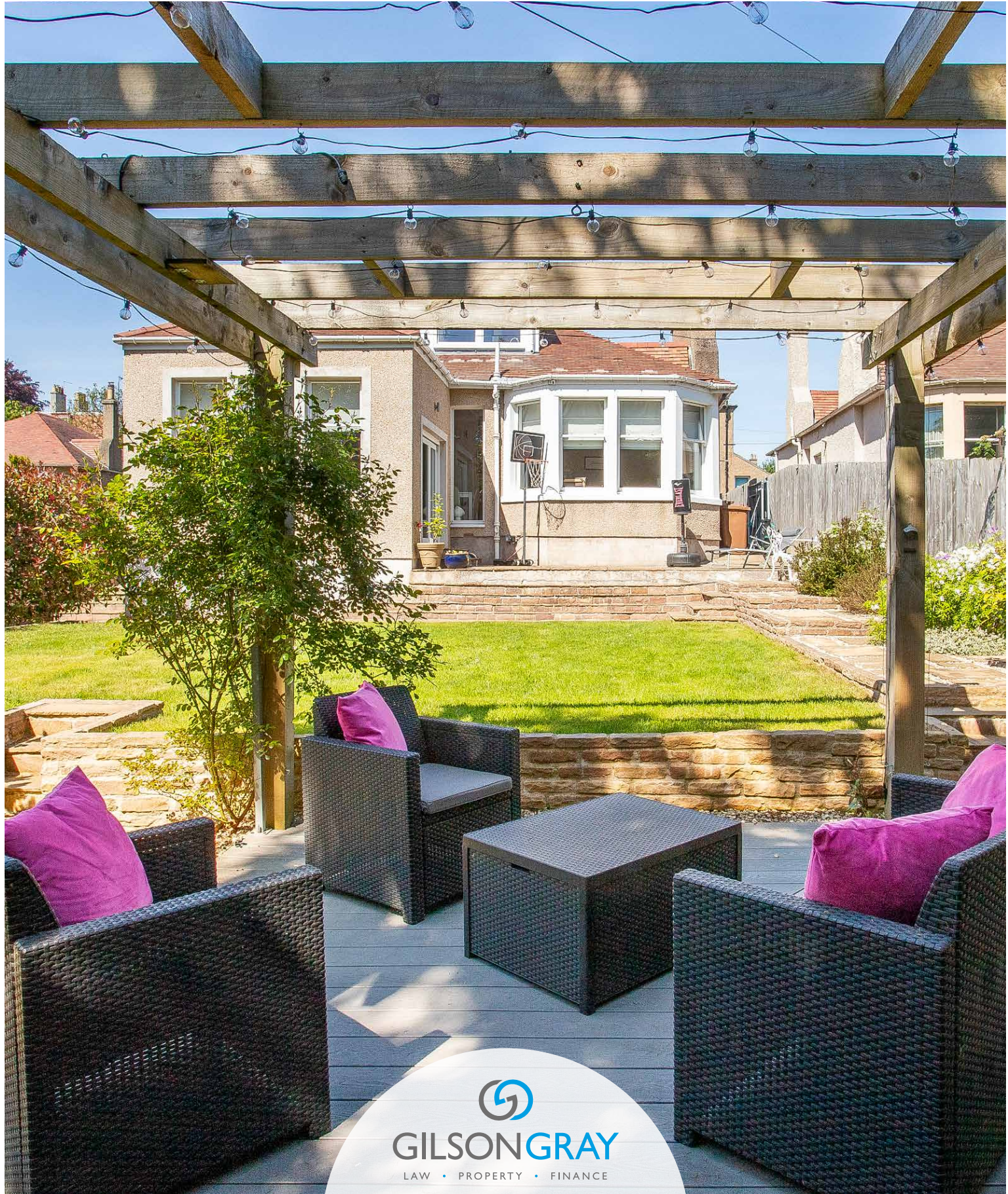


# 129 COMISTON DRIVE

Morningside, Edinburgh, EH10 5QY





PROPERTY NAME

129 Comiston Drive

LOCATION

Morningside, EH10 5QY

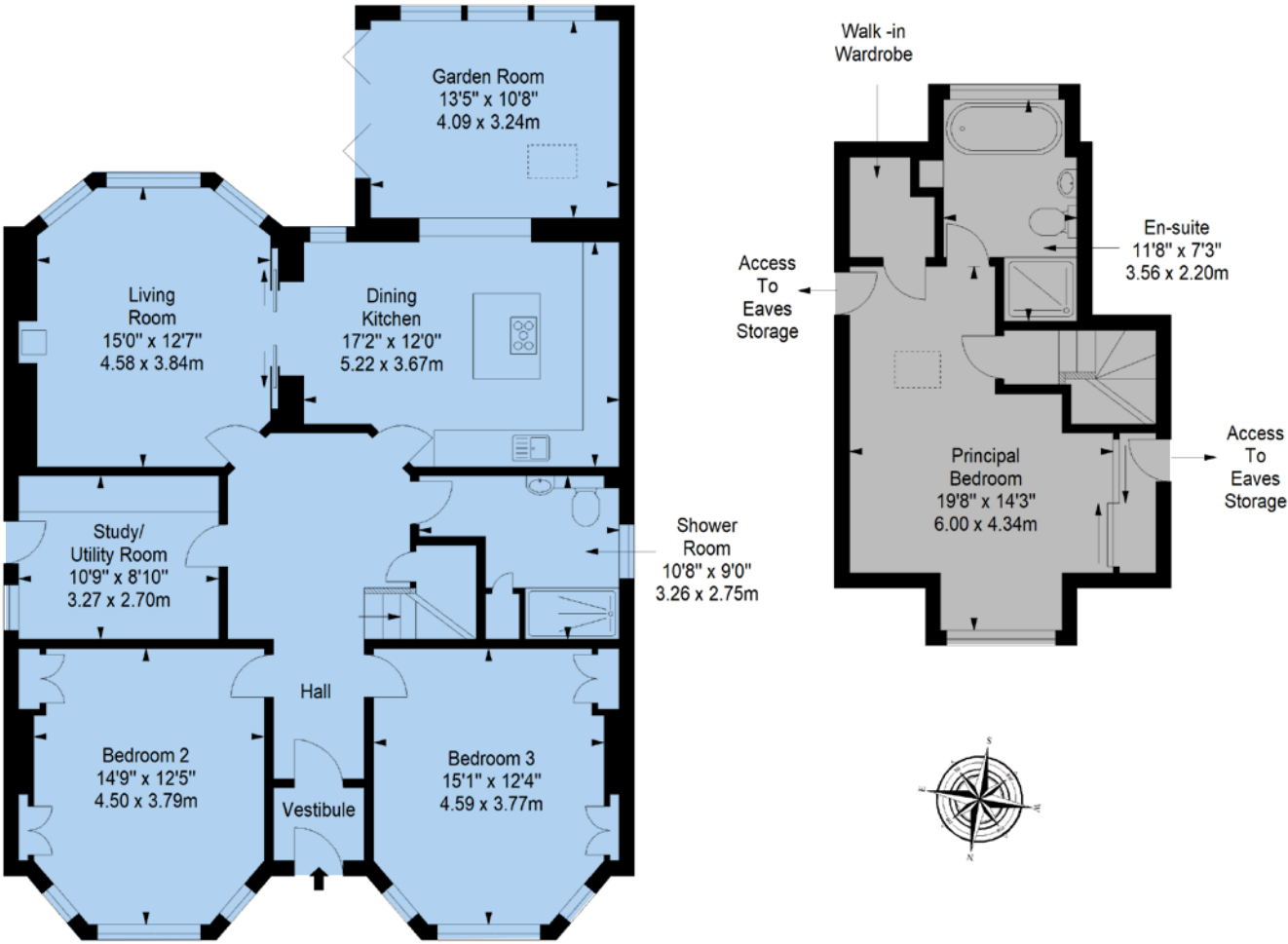
APPROXIMATE TOTAL AREA:

159.0 sq. metres (1711.5 sq. feet)

GROUND-FLOOR

FIRST-FLOOR

The floorplan is for illustrative purposes.  
All sizes are approximate.



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Lying southwest of Edinburgh city centre, the fashionable suburb of Morningside is cherished for its unique “small-town” feel





  
129  
COMISTON  
DRIVE



# Welcome to 129 COMISTON DRIVE

Enjoying a leafy address in highly desirable Morningside, this detached dormer bungalow features bright, airy interiors with quality contemporary styling and ample family space. It has three double bedrooms, a four-piece bathroom in the secluded principal suite, a ground-floor shower room, connected south-facing living and dining areas, and a bright study for remote working. The generous, south-facing enclosed garden is well maintained, and unrestricted on-street parking is immediately available outside.

## GENERAL FEATURES

Leafy setting, a short stroll from Morningside Road  
Luxury contemporary interiors  
Charming, detached dormer bungalow  
Immaculately presented inside and out  
EPC Rating - D | Council Tax band - G

## ACCOMMODATION FEATURES

Vestibule and airy central hall with storage  
South-facing living room with garden views, a log burner, and kitchen access  
South-facing dining and breakfast kitchen, fully integrated and open to:  
South-facing garden room with bi-folds to the garden  
Bright study/utility room with external access and integrated storage  
Secluded principal suite with walk-in wardrobe and four-piece bathroom  
Two further spacious double bedrooms with plentiful storage  
Ground-floor shower room with storage

## EXTERIOR FEATURES

Enclosed front garden, neatly laid to lawn  
Generous south-facing secure garden at the rear  
Four sheds (one a bike store) for plentiful external storage  
Conveniently unrestricted on-street parking





Access is via a vestibule and central hall - a welcoming area with storage and durable oak-inspired flooring that flows through the ground floor.

## IMMACULATE DETACHED FAMILY HOME in leafy Morningside

This three-bedroom detached dormer bungalow enjoys a peaceful residential setting moments from Morningside's bustling shopping parade. A charming 1930s residence, it is nestled within neatly tended gardens that are generous and south-facing at the rear, with attractive leafy surrounds. The comfortable interiors are wonderfully bright and spacious, cohesively presented with on-trend white and dove-grey décor.







## SOUTH-FACING LIVING ROOM featuring a log burner

The living room is at the rear, offering tranquil garden views through a wide bay window. A focal log burner adds homely warmth on winter evenings, while sliding doors to the kitchen allow for an open-plan layout when desired.



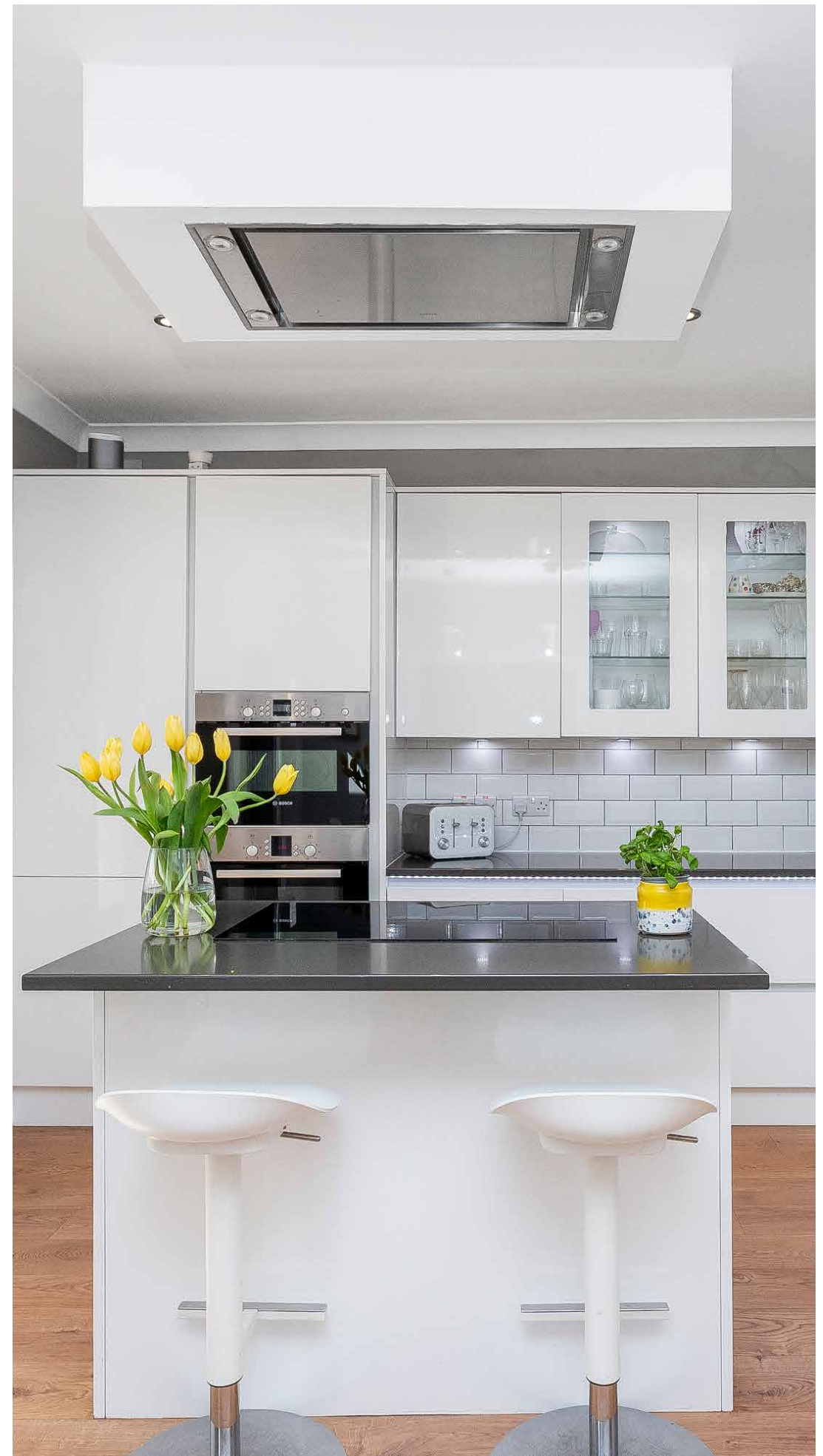


# SUN-FILLED DINING KITCHEN

open to a garden room with bi-fold doors

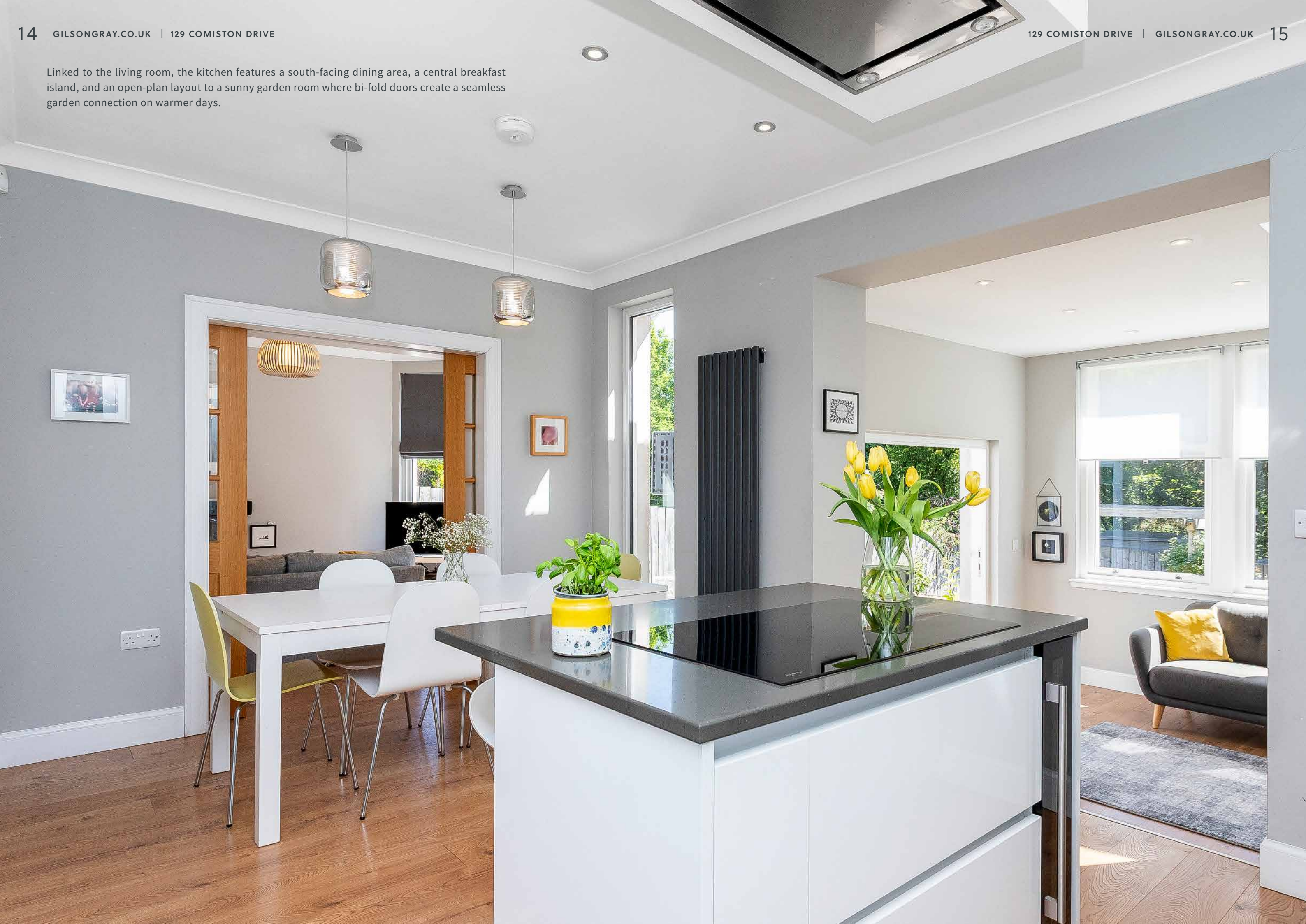


The kitchen serves as the social heart of the home. The sleek gloss-white kitchen is exceptionally well-appointed and has a high-end finish, including illuminated quartz worktops framed by chic subway tiling. The appliances are integrated to enhance the streamlined aesthetic and comprise a double oven and microwave oven, an induction hob, a tall fridge, an under-counter freezer, and a dishwasher.





Linked to the living room, the kitchen features a south-facing dining area, a central breakfast island, and an open-plan layout to a sunny garden room where bi-fold doors create a seamless garden connection on warmer days.







South-facing garden room  
with bi-folds to the garden



## Well-illuminated **STUDY/UTILITY ROOM**

The good-sized study is the perfect space for quiet home working and doubles as a discreet utility room. It has an external entrance, wall-to-wall storage integrated with a washing machine, and a ceiling-mounted clothes pulley.





## SECLUDED PRINCIPAL SUITE with walk-in wardrobe

The principal suite occupies the entire first floor, ensuring optimum privacy. The generous bedroom has outstanding storage, including mirror-fronted cupboards and a walk-in wardrobe.







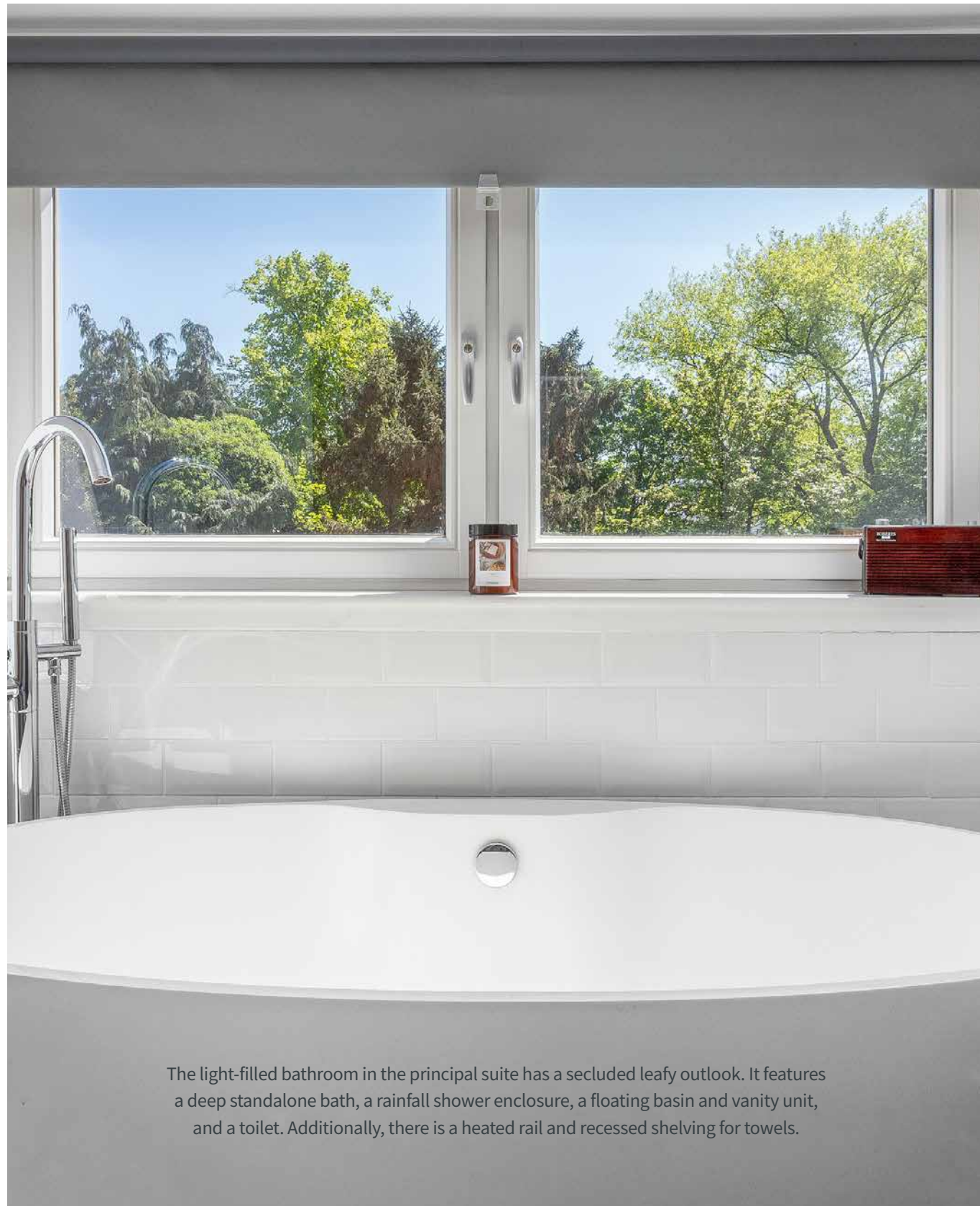
## TWO FURTHER SPACIOUS DOUBLE BEDROOMS with plentiful storage

The remaining two double bedrooms are on the ground floor. Both have bay windows and double built-in wardrobes. All three bedrooms are softly carpeted for comfort and have fitted plantation shutters on the windows, complemented by louvre doors to the wardrobes in the downstairs bedrooms.





# LUXURY EN-SUITE BATHROOM



## Convenient ground-floor SHOWER ROOM





# SOUTH-FACING SECURE GARDEN

## and unrestricted on-street parking

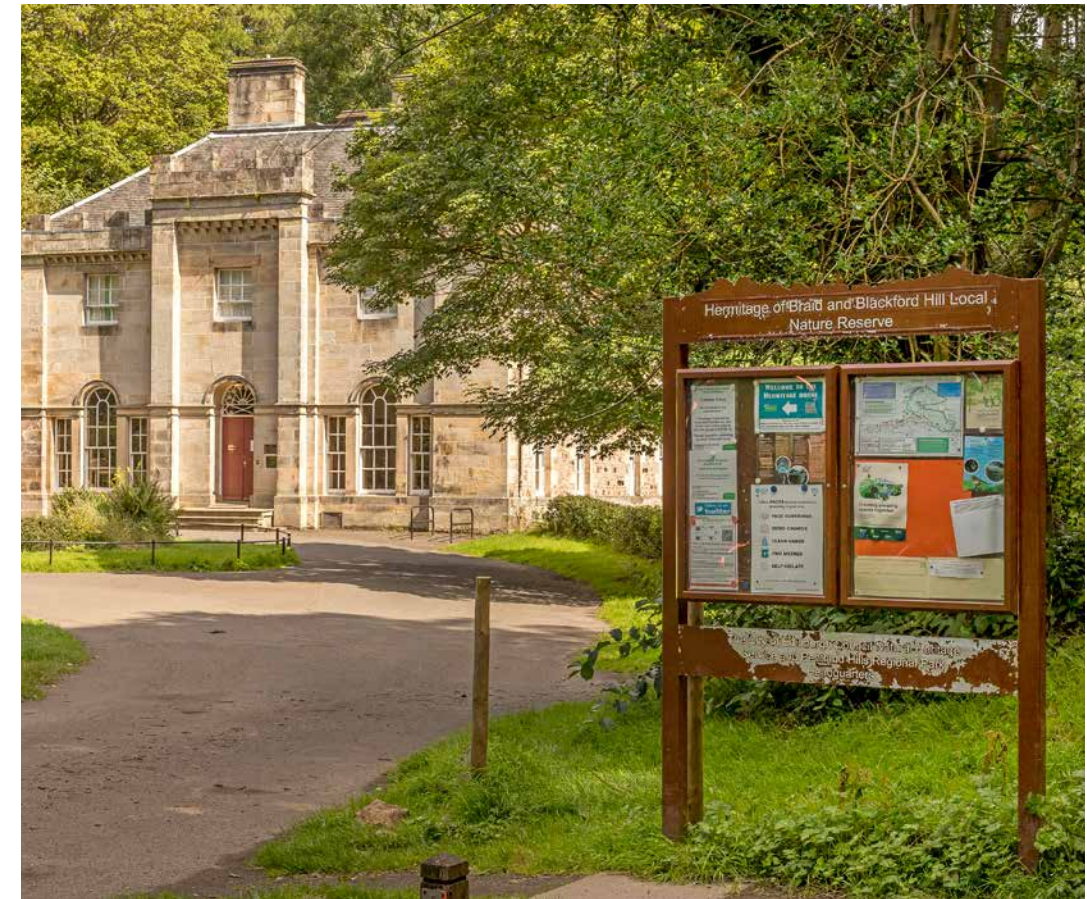


The front of the house features a small, gated garden, while at the rear, a secure garden enjoys sun throughout the day and has gated side access. Attractive mature planting and surrounding greenery create a picturesque backdrop for the lawn and seating areas that accommodate family recreation and summer entertaining. Four sheds, including a bike store, provide excellent external storage, while this address conveniently falls within an unrestricted zone for easy parking.





# MORNINGSIDE



## Cherished for its “small-town” feel

Lying southwest 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 an unrivalled 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 Churchhill 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's 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 is renowned for its outstanding range of state schools, as well as its proximity to some of the capital's finest private schools, including the Edinburgh Rudolf Steiner School and George Watson's College. 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.





Gilson Gray Edinburgh | 29 Rutland Square, EH1 2BW | 0131 516 5366

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