



97 Comiston Road,  
Morningside, Edinburgh, EH10 6AG

CALL US ON 0131 447 4747



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- Entrance vestibule.
- Reception hall with excellent storage & solid wood flooring.
- Attractive bay windowed living room with secondary glazing, original fire & solid wood flooring.
- Modern fitted kitchen with appliances.
- Well presented & generously proportioned double bedroom with walk-in storage cupboard.
- Double glazed French doors to patio area & communal green.
- Bedroom 2 with fitted staircase to double cabin bed with Secondary glazing.
- Contemporary fitted bathroom with rainhead shower.
- Gas central heating.
- Some double glazing.
- Some secondary glazing.
- Original features including shutters & cornicings.
- Private garden to front.
- Patio area & communal green at rear.
- Permit & metered parking.



## GENERAL DESCRIPTION

A superb main door flat situated within the prestigious Morningside district of the City within walking distance of a wide range of local amenities and short journey to the south of Edinburgh City Centre. The property would make an ideal purchase for a professional person or couple or perhaps somebody downsizing looking to stay in the area.

COUNCIL TAX BAND  
TRAIN STATION  
AIRPORT  
BUSES

C.  
APPROXIMATELY 2.4 MILES TO HAYMARKET TRAIN STATION.  
APPROXIMATELY 9.7 MILES TO EDINBURGH AIRPORT.  
WITHIN 100 METRES.

## LOCATION

Lying south of Edinburgh City centre, the fashionable suburb of Morningside is cherished for its unique "smalltown" 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 a 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 Church Hill 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 is 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 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. Excellent schooling close by both in the Private and Public sector, South Morningside Primary is within short walking distance from the property.

EXTRAS: ALL FITTED FLOOR COVERINGS, CURTAINS, POLES AND WINDOW BLINDS, SOME LIGHT FITTINGS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE/FREEZER AND FITTED DISHWASHER. THE AUTOMATIC WASHING MACHINE MAY BE AVAILABLE THROUGH NEGOTIATION.



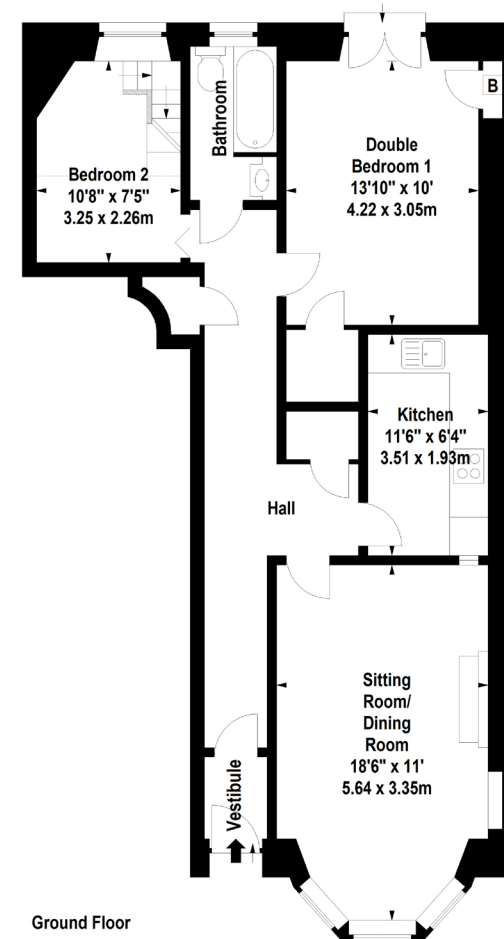




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Edinburgh,  
EH10 6AG



Approx. Gross Internal Area  
737 Sq Ft - 68.47 Sq M  
For identification only. Not to scale.



ENERGY PERFORMANCE  
CERTIFICATE RATING C

76 - 80 Morningside Road, Edinburgh, EH10 4BY  
T: 0131 447 4747

WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://GILLESPIEMACANDREW.CO.UK/PROPERTIES)

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.