



140a 2f2 Comiston Road,
Morningside, Edinburgh, EH10 5QN

CALL US ON 0131 447 4747

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**Viewing arrangements: by appointment.
Please telephone Solicitors on 0131 447 4747.**

- Shared secure entry.
- Reception hall with walk-in storage cupboard.
- Fabulous corner bay windowed living room with feature fireplace.
- Views to surrounding hills and up Comiston Road.
- Good sized dining kitchen with appliances.
- Storage cupboard within kitchen.
- Generously proportioned master bedroom with storage.
- Three further double bedrooms.
- Bathroom with shower.
- Gas central heating.
- Double glazing.
- Original features.
- Communal garden to rear.
- Permit & metered parking.



GENERAL DESCRIPTION

A spacious second floor flat forming part of a traditional tenement building in the much sought after Morningside district of the City perfectly positioned for access to a wide range of local amenities and a short journey to the south of Edinburgh City Centre. The property would be really suitable for a family as it is within a great catchment area for schools including South Morningside Primary and Boroughmuir High School. It is also suitable for letting purposes having an HMO licence in force.

COUNCIL TAX BAND
TRAIN STATION
AIRPORT
BUSES

E.
APPROXIMATELY 2.6 MILES TO HAYMARKET TRAIN STATION.
APPROXIMATELY 10.4 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 a stone's throw of the property.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS AND POLES, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FREESTANDING DISHWASHER, AUTOMATIC WASHING MACHINE AND FRIDGE/FREEZER FOR ALL OF WHICH THERE WILL BE NO GUARANTEES. THE FREESTANDING WARDROBES WITHIN THE BEDROOMS WILL BE INCLUDED IN THE FOR SALE PRICE WHILE ALL OTHER FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE THROUGH NEGOTIATION.





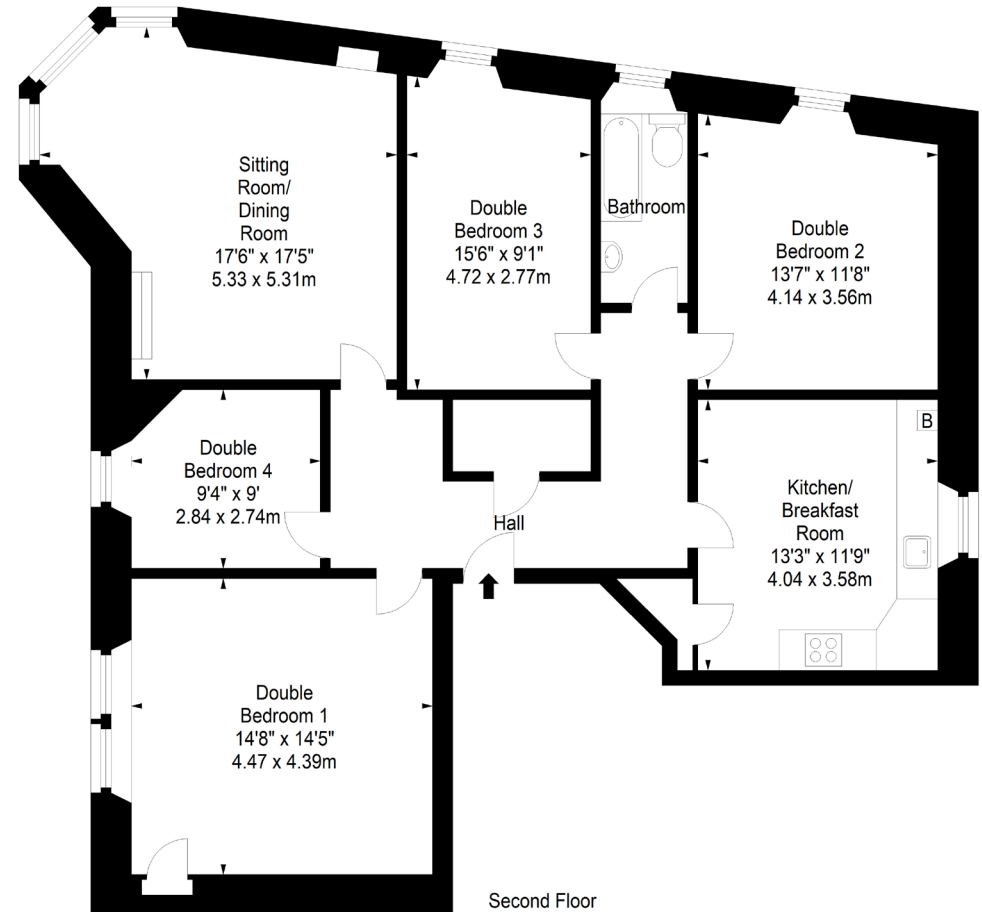
**Comiston Road,
Edinburgh, EH10 5QN**



Approx. Gross Internal Area
1264 Sq Ft - 117.43 Sq M
For identification only. Not to scale.
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**ENERGY PERFORMANCE
CERTIFICATE RATING C**



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

WEBSITE: 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.