



64 (1F1) Comiston Road,  
Morningside, EH10 5QQ

**Deans**   
Solicitors & Estate Agents LLP



## FIRST FLOOR FLAT

- Living/Dining Room
- Kitchen
- Three Double Bedrooms
- Bathroom
- Communal Rear Garden
- Residents Permit Parking
- Double Glazing & GCH
- EPC Rating – C



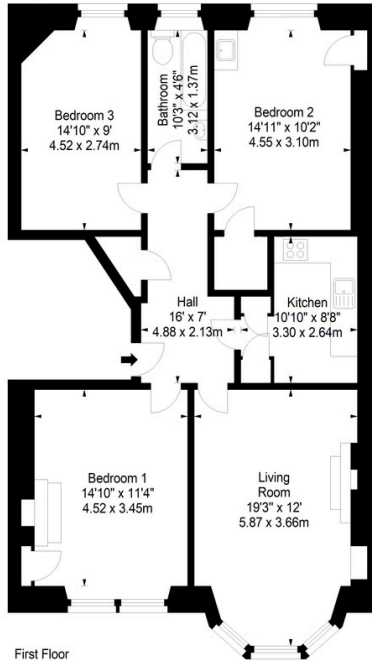
This spacious first floor flat presents a fantastic opportunity to acquire a charming home in a highly desirable location in Morningside. The property is ideally placed for access to a variety of popular amenities including supermarkets, cafes, bars, restaurants and independent shops and highly regarding schooling at both primary and secondary level. There are regular bus routes to the city centre and surrounding areas and road connections to the Bypass and Motorway networks. Lovely outdoor space is available at Hermitage of Braid and Blackford Hill Local Nature Reserve. The accommodation boasts an abundance of natural light and comprises; a welcoming hallway, bright and spacious living room with space for a dining table and chairs, separate kitchen, three good-sized double bedrooms and a bathroom with shower over bath. Externally there is a shared garden to the rear. The property is fully double glazed and has gas central heating. Included in the sale are the: fitted carpets/floor coverings, cooker, oven, hob, hood, curtains, fridge-freezer, beds and washing machine. All appliances are sold as seen with no warranty provided.



Comiston Road,  
Edinburgh,  
Midlothian, EH10 5QQ



Approx. Gross Internal Area  
998 Sq Ft - 92.71 Sq M  
For identification only. Not to scale.  
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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Your Property People.

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