



97 Comiston Road
Morningside, Edinburgh, EH10 6AG

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SIMPSON & MARWICK

simpsonmarwick.com

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Bright and tastefully presented 2 bedroom main door flat with private front garden and direct access to a shared rear garden.

- Lovely bay windowed sitting/dining room
- Fitted kitchen
- Double bedroom 1 with access to shared garden
- Bedroom 2
- Stylish bathroom
- Charming period features
- Small private front garden
- Direct access onto shared rear garden
- Permit parking
- Gas central heating & partial double glazing





DESCRIPTION

Located in the highly sought after residential area of Morningside this impressive 2 bedroom main door flat benefits from a small private front garden and direct access to a shared garden to the rear. The bright and stylish interior is complemented by some charming period features such as stripped and varnished floorboards, decorative corning and an attractive fireplace in the sitting/dining room.

LOCATION

Morningside is one of Edinburgh's most sought-after residential districts lying approximately 2 miles to the south of the city centre. It offers an excellent range of amenities with fashionable bars, restaurants, banks and convenience and speciality shops. For larger shopping requirements, there is a Waitrose

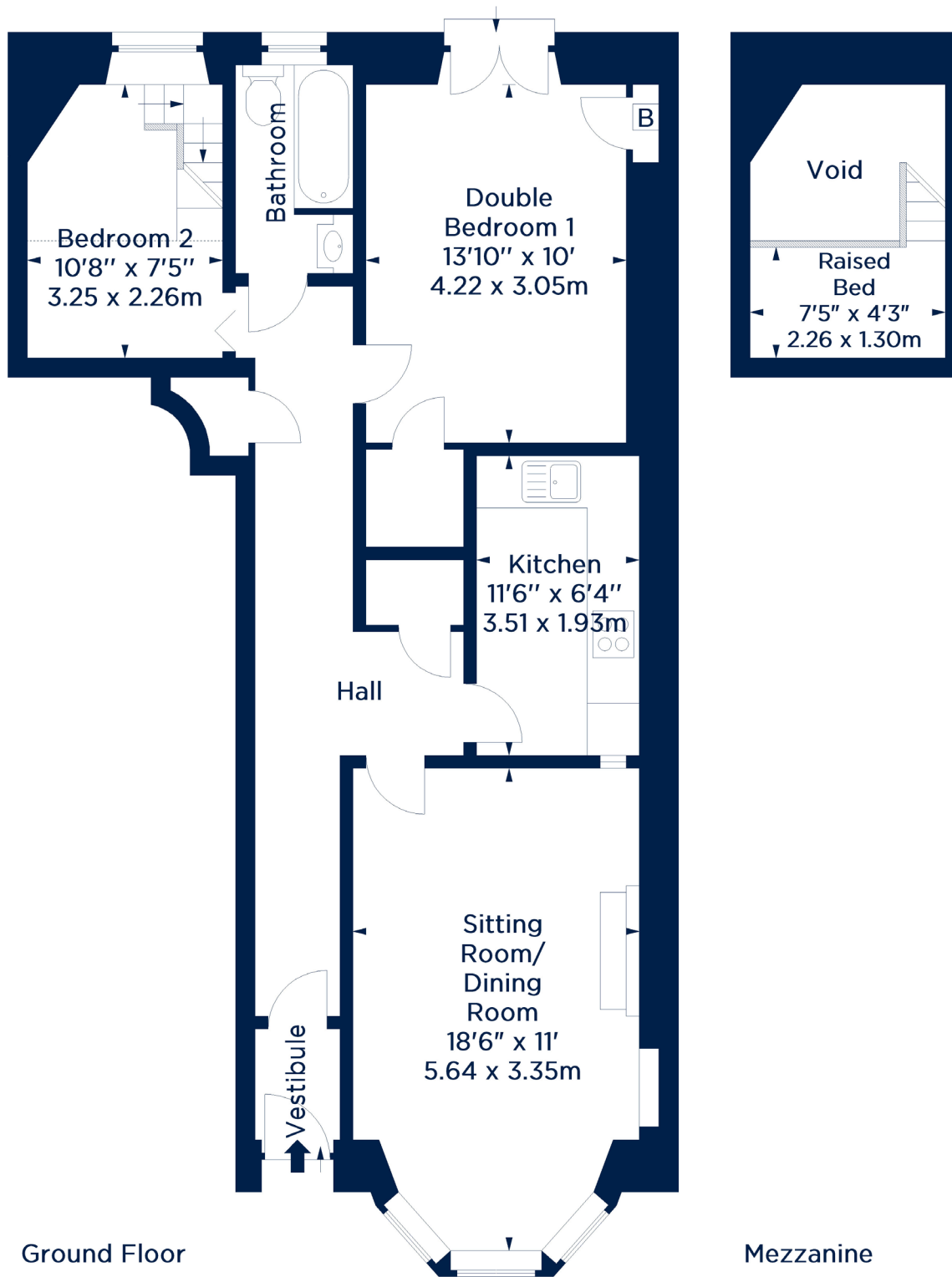
Supermarket and Marks & Spencer Food Hall. Morningside is also conveniently situated for Edinburgh University and Napier University. Recreational spaces in the area include the Meadows which has excellent tennis courts, Bruntsfield Links which has a pitch and putt and the open spaces of Blackford Hill and Hermitage of Braid are also close by. Edinburgh city centre can be reached on foot in under 30 minutes and there is a fantastic range of bus services on Morningside Road. Excellent schooling is represented in both the state and private sector.

FIXTURES AND FITTINGS

All fitted floor coverings, blinds, curtains, light fittings, hob, oven, extractor hood, fridge/freezer and dishwasher are included in the sale price.



Approx. Gross Internal Area
773 Sq Ft - 71.81 Sq M
For identification only. Not to scale.



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Note: Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested and no warranty is given as to their compliance with Regulations. No warranty is given that any interlinked system (smoke alarms, carbon monoxide detectors and heat detectors) have been installed in this property and interested parties should make their own enquiries.