

113 (1F2) Comiston Road, Morningside, Edinburgh, EH10 6AQ





### Description

Superbly appointed and extremely stylish two-bedroom first floor corner apartment. Situated within a traditional Victorian tenement it is in excellent condition with comfortable, bright, and high-quality interiors for coveted city living. Minutes from Morningside Road with its bustling and vibrant shops, cafés, and bars, and near to peaceful green spaces, as well as quick access into the city this will make an outstanding home for a couple or professional.

- Welcoming reception hallway with good storage provided by two cupboards
- Charming living/dining room falling naturally into two defined areas with feature fireplace and gas fire inset
- Well appointed fitted kitchen equipped with a good range of wall and base units, incorporating a granite worktop and integrated appliances
- Box room cleverly utilised as a generous storage space but equally suitable for a home office/study
- Double bedroom with twin window and ceiling cornicework Good sized double bedroom 2
- Bathroom featuring a modern white three piece suite with shower over the bath, vanity storage and heated mirror
- Gas central heating, powered by a Worcester boiler and double glazing ensure year-round comfort and efficiency
- Well tended communal garden area to the rear
- Residents parking and secured on-street bike storage are both available by permit, with free parking also available
- Window panels insulated

### Extras

The oven, hob, cooker hood, Bosch dishwasher, fridge/freezer and washing machine are included.

EPC Rating: C



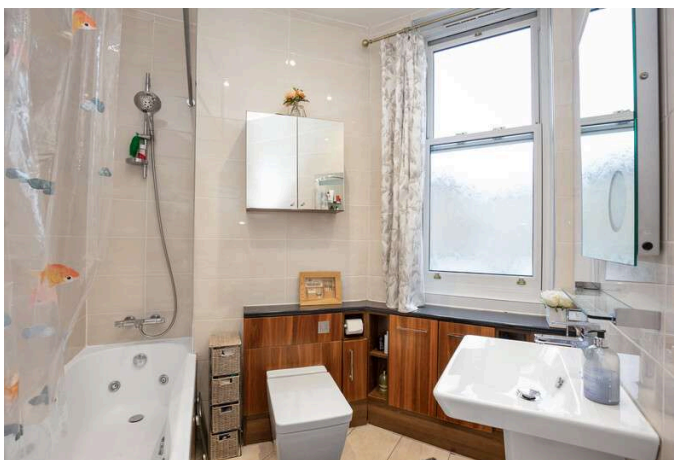


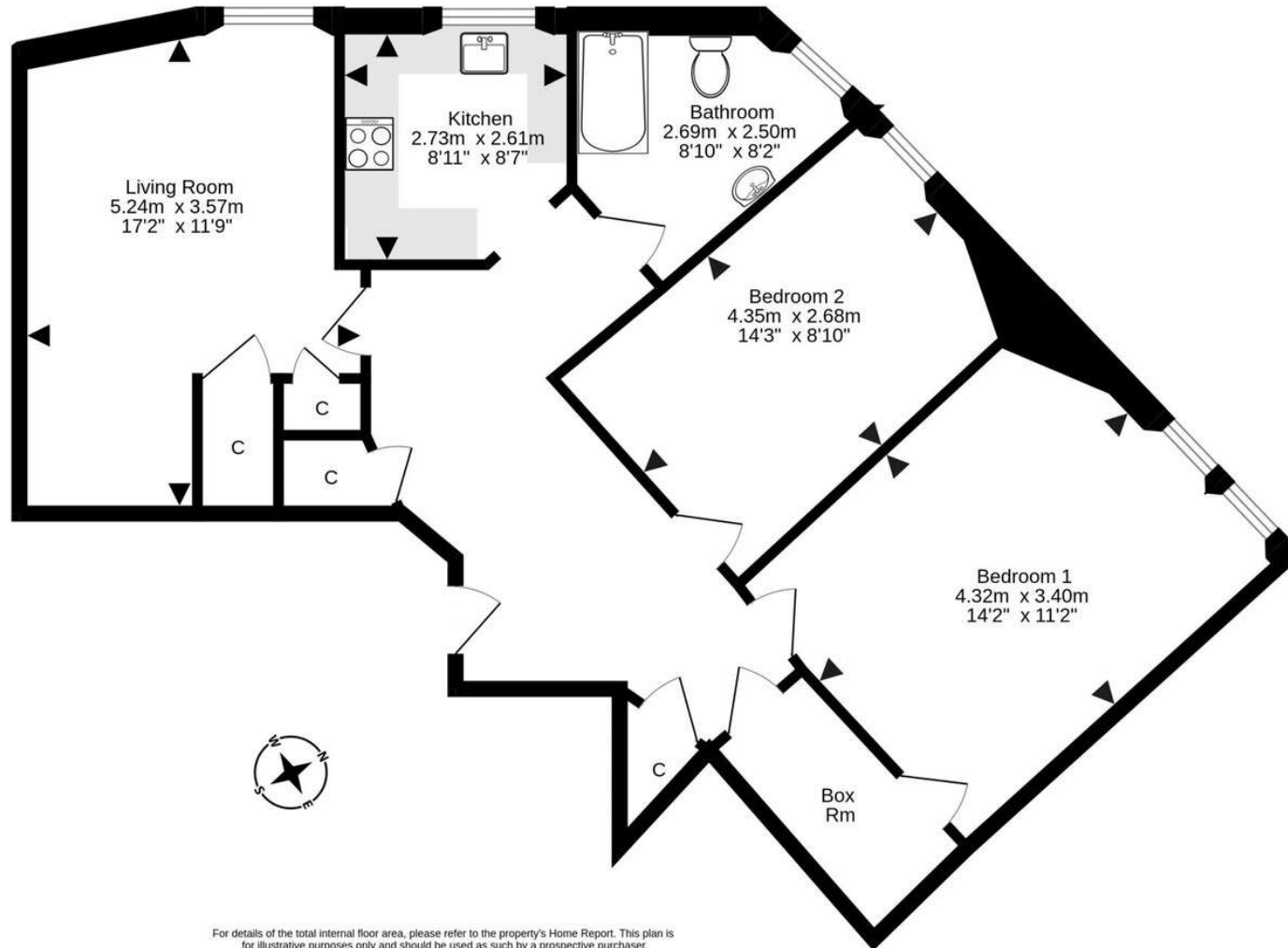
## Location

Long considered one of Edinburgh's most desirable areas, leafy Morningside two miles to the south of the city centre has much to offer. This property is in a wonderful, quiet location, yet moments away from Morningside Road and its first-class amenities. Marks and Spencer's Food Hall, Waitrose, Pizza Express, and Boots Pharmacy, are all a short walk, as is the famous Canny Mans pub, The Hermitage, and Merlin's Bar and Restaurant. An array of independent retailers such as Blackwood Coffee, La' Telve Patisserie and Café and Ian Mellis Cheesemonger await. Recreational opportunities include the historic family-owned Dominion Cinema, as well as The Churchill Theatre. For golfing enthusiasts, both the Braid Hills and Merchants Golf courses are in easy reach. Enjoy peaceful walks at the beautiful green spaces of the Hermitage of Braid, Bruntsfield Links, and Blackford Hill. The Pentland Hills Regional Park are a short drive. Regular bus routes take you from Morningside Road into Edinburgh's city centre in 25 minutes. Edinburgh City Bypass is a short drive south offering quick access to Straiton Retail Park, The Gyle and Gogarburn, Edinburgh International Airport and the M8 and M9 Motorways. This property is in the catchment area for South Morningside Primary School, St Peter's RC Primary, Boroughmuir High School and St Thomas Of Aquin's High with the option of private schooling easily accessible such as George Watson's and George Heriot's.

## Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
Made with Metropix ©2024



1 Inverleith Terrace  
Edinburgh  
EH3 5NS  
T: 0131 557 3188  
F: 0131 557 6561  
[www.connormalcolm.com](http://www.connormalcolm.com)

While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

