

72 (1F2) Comiston Road, Morningside, Edinburgh, EH10 5QJ



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Description

A rare opportunity to acquire a particularly spacious three bedroom flat within a highly desirable location just a stroll from Morningside Road with its bustling and vibrant shops, cafes, and bars, and near to peaceful green spaces, as well as quick access into the city. Commanding an enviable corner setting on the first floor of a traditional Victorian tenement, this attractive property would be an ideal home for a professional couple, families or an investment purchase, and offers generously proportioned rooms with high ceilings which ensure a great feeling of light and space.

- Central reception hallway
- Living room with corner bay window
- Kitchen/dining room falling naturally into cooking and dining areas
- Three good sized double bedrooms
- Useful box room/study
- Shower room
- Gas central heating
- Secure entry system
- Well tended shared rear garden
- Permit parking

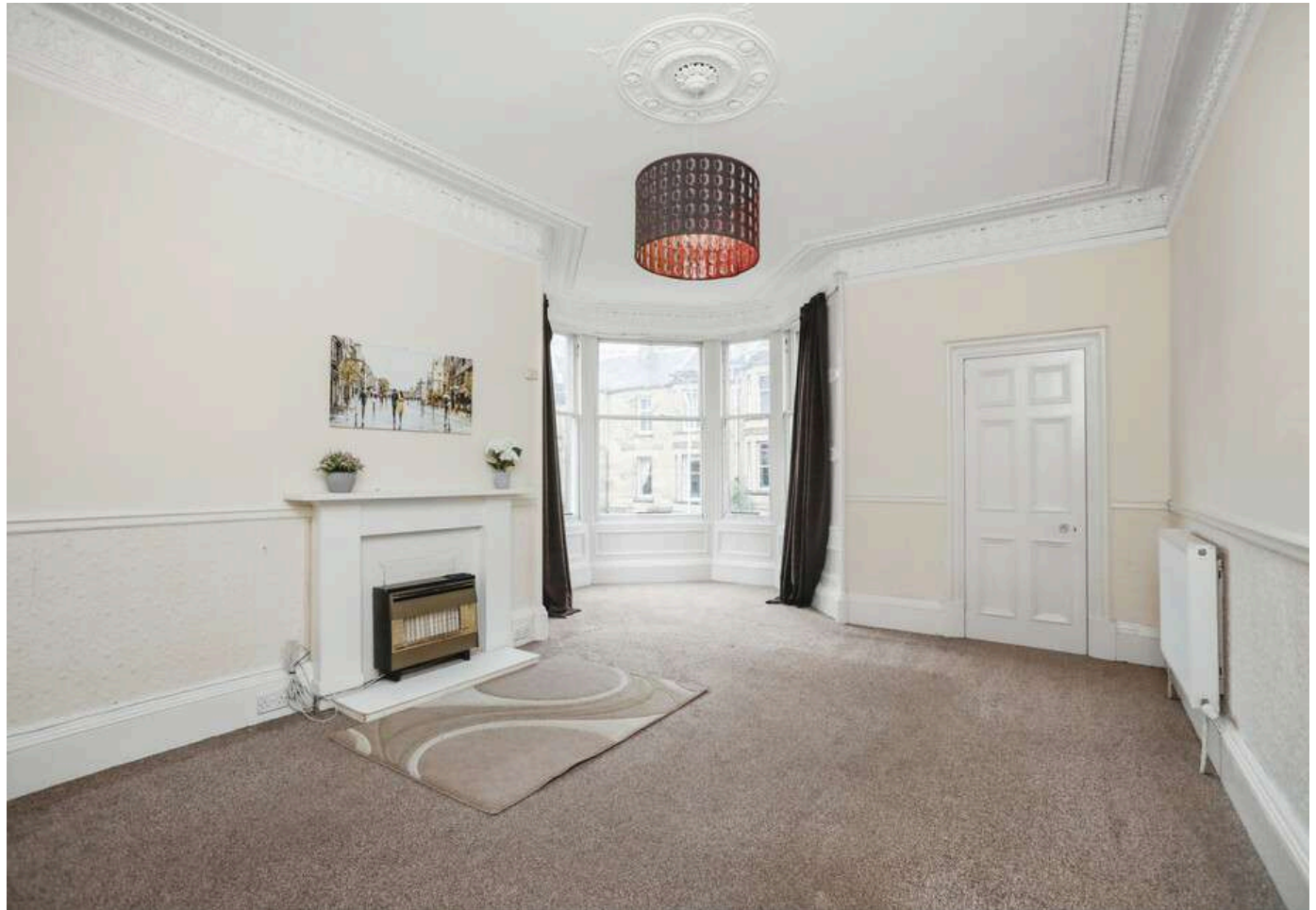
Extras

The fitted floor coverings, curtains, cooker, hood and machine are included. Interested parties should note that no warranties or guarantees will be provided with regard to the working condition of any of the services or appliances.

EPC Rating: C

Price and Viewing

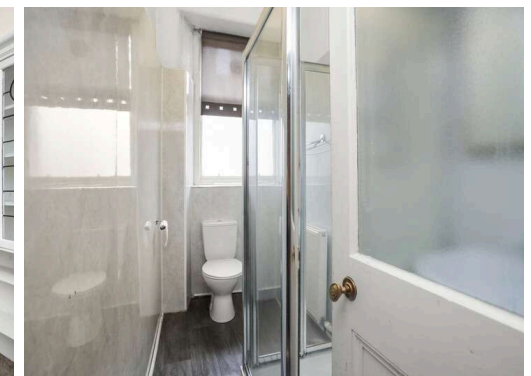
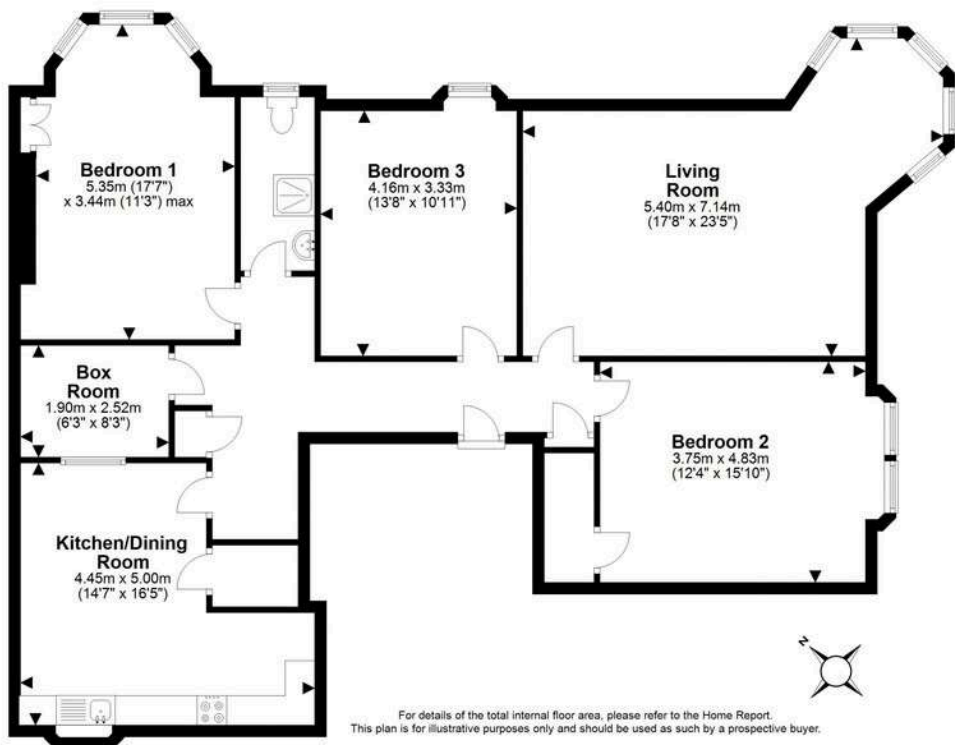
For price and viewing information or further details on this property please contact us on 0131 557 3188.



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.





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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.

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