



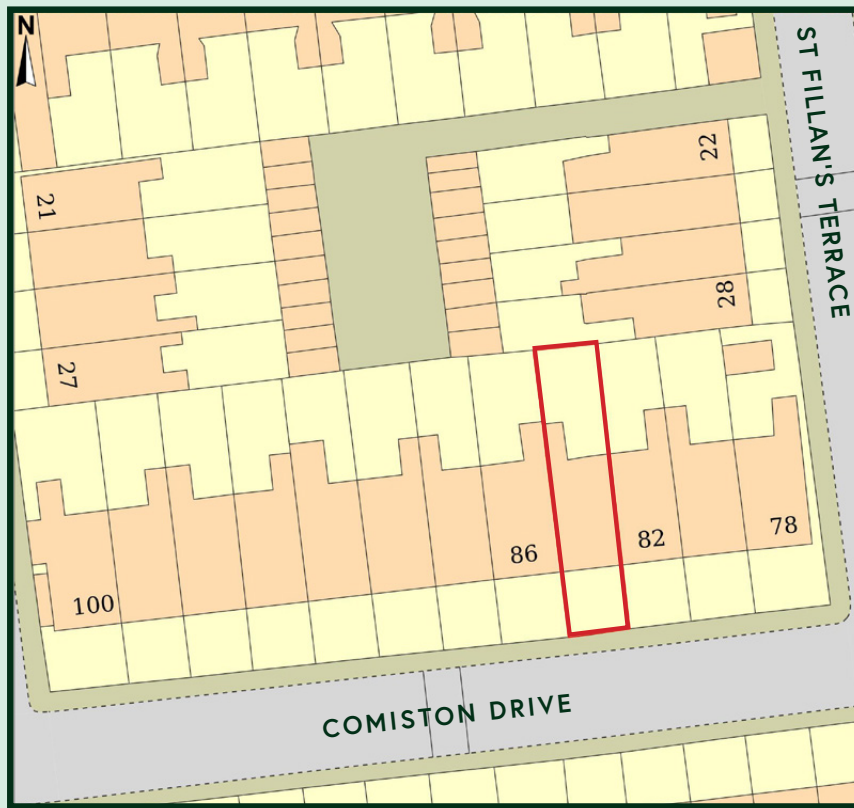
GARDEN STIRLING BURNET

84 COMISTON DRIVE
MORNINGSIDE, EDINBURGH, EH10 5QT





84 Comiston Drive

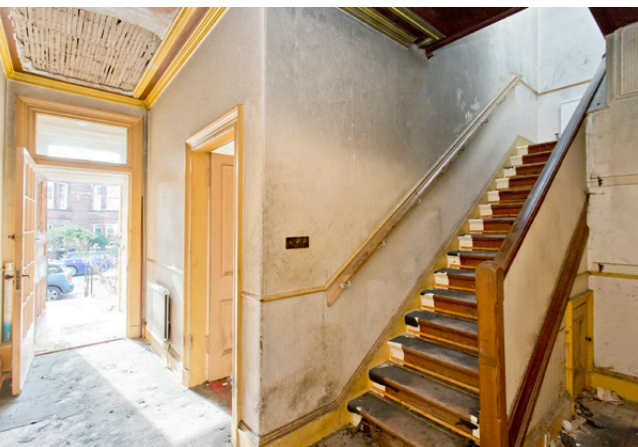


Offering an exciting renovation opportunity for the new owner, this traditional mid-terraced house in Morningside, within the Plewlands conservation area, offers three bedrooms, a large living room, a dining kitchen (with a utility room), and a bathroom. The property is accompanied by front and rear gardens and a garage for private parking, and it offers a true blank canvas for the new owner to create a modern home to their own tastes and requirements, whilst potentially retaining some characterful period features.

The front door is set back from the road behind a garden and opens into an entrance vestibule, flowing through to a hall with built-in storage. To the left of the hall lies a living room, occupying a generous footprint which allows for various configurations of lounge furniture and fronted by a large, south-facing bay window with traditional panelled surrounds. The reception room also features a fireplace flanked by an Edinburgh press, and detailed cornicing. The kitchen is along the hall and could comfortably accommodate a selection of modern cabinetry to suit the new owner's needs, alongside a seated dining area. The kitchen is also supplemented by a utility room (with an external door) and garden access.

FEATURES

- Mid-terraced house in Morningside
- Currently uninhabitable due to fire and water damage
- Excellent opportunity for renovation
- Entrance vestibule and hall
- South-facing, bay-fronted living room
- Large dining kitchen with adjoining utility room
- Three double bedrooms
- Bathroom
- South-facing front garden and rear garden
- Single garage for private parking








On the first floor, a landing (with storage and a cupola that could be restored to create a wonderful focal point and draw natural light into the space) leads to three bedrooms and a bathroom. The principal bedroom boasts a south-facing bay window identical to the living room.

Externally, the house is flanked by gardens to the front and rear, with the former boasting a favourable south-facing aspect. A garage provides private parking, whilst Comiston Drive offers additional unrestricted on-street parking.

Extras: The property is being sold by a Trustee as part of a sequestrated estate and will be sold as seen in its present condition; no warranties will be given to the condition of the services or systems within the property.





 84 Comiston Drive



MORNINGSIDE

Lying southwest of Edinburgh city centre, the fashionable suburb of Morningside is cherished for its unique "small-town" 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 an unrivalled 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 Churchill 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's 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 is renowned for its outstanding range of state schools, as well as its proximity to some of the capital's finest private schools including the Edinburgh Rudolf Steiner School and George Watson's College. 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.



**OFFERS TO:
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HOUSE SALES

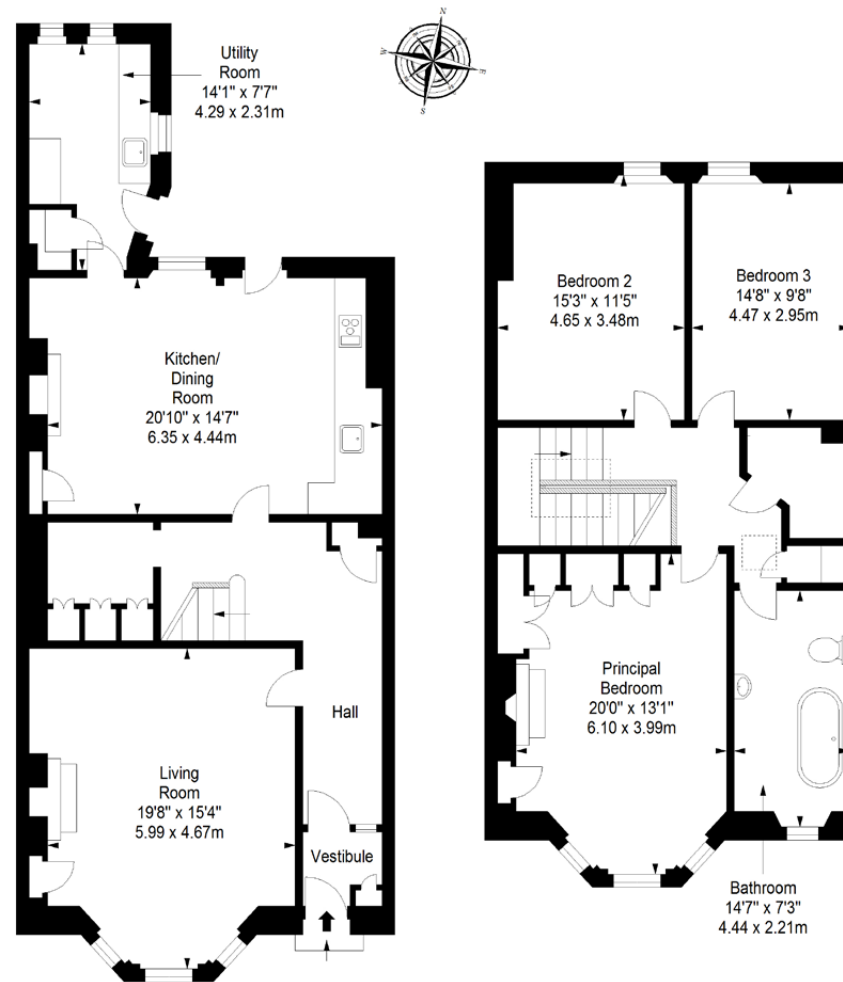
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

Ground Floor
Approx. 92.8 sq. metres (998.9 sq. feet)

First Floor
Approx. 82.6 sq. metres (889.1 sq. feet)



Total area: approx. 175.4 sq. metres (1888.0 sq. feet)