

**1/6 Colmestone Gate
Edinburgh EH10 6QP**

Offers Over £365,000

- Large living/dining room featuring Juliet balcony
- Breakfasting kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven, integrated appliances and white goods included
- Three double bedrooms with master featuring en-suite
- Family bathroom with three-piece suite and mains shower over bath
- Hallway with a large storage cupboard and airing cupboard
- Gas central heating and double glazing
- Communal Garden
- Single garage and residents parking



1



3



2



EPC C



End Top Floor Flat

Blair Cadell are delighted to bring to market this fantastic three bed flat in the heart of Commiston. With superb living space and great links to the city centre, the property would be ideal for a range of different buyers and must be viewed.

The accomodation comprises of a large living room with fantastic views and lovely south-west facing Juliet balcony making it the perfect place for enjoying a sunny evening with friends and family. Breakfasting kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and white goods which are included in the sale. There are three double bedrooms with the master featuring fitted wardrobes and a fully tiled en-suite fitted with a two-piece suite and mains walk in shower with a fantastic rainwater shower head. A fully tiled family bathroom fitted with a three-piece suite and mains shower over the bath. Hallway with two large cupboard offering plenty of useful storage space. Gas central heating and double glazing throughout for maximum efficiency. Well kept communal gardens and residents parking along with a single garage.

Commiston is a popular residential area situated to the south of the city centre which can be easily accessed via excellent public transport links. It is also conveniently placed for quick access to the city bypass which leads to the south via the A1/68, South Gyle, the International Airport and the M8/9/90 motorway network making it ideal for those with a commute. The area is served by excellent primary and secondary schools both of which are within easy reach of the property. Shopping facilities include a Morrisons Superstore on the doorstep, a Tesco and Lidl store plus Straiton Retail Park is a short drive away. Recreational facilities include Mortonhall Golf Club, Hillend Ski Centre and lovely walks in the Pentland Country Park which are perfect for the outdoor enthusiast and with Morningside a short drive away there are plenty of bars and restaurants all within easy access.

Viewing by appointment on 0131 337 1800

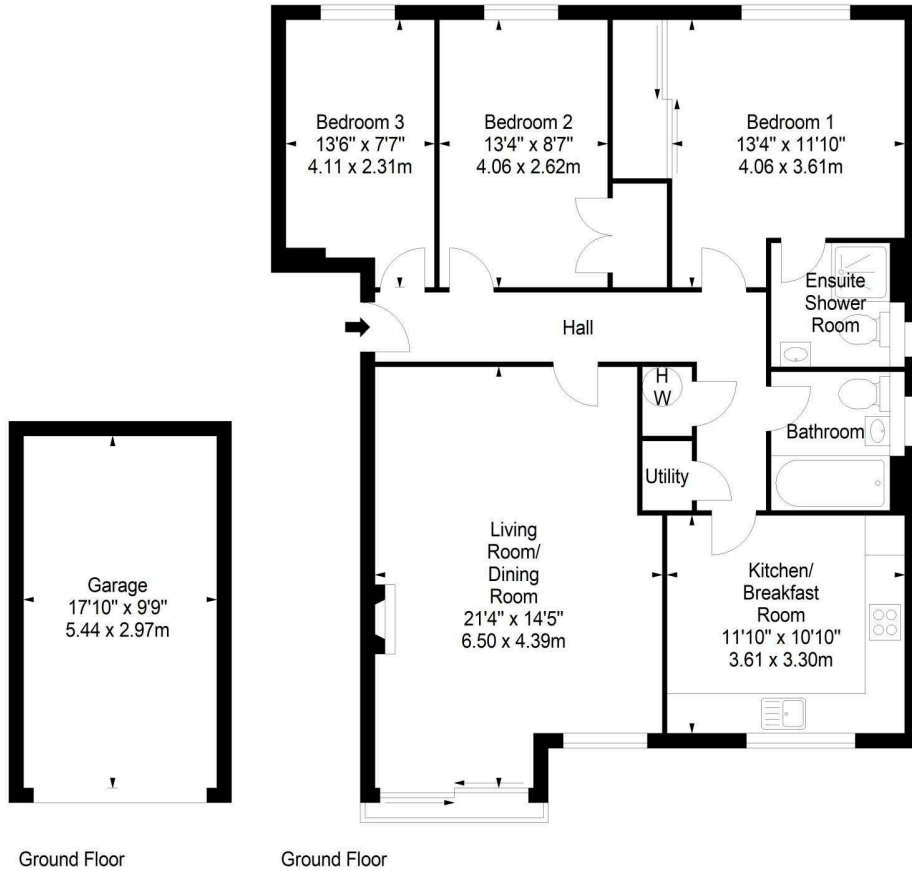
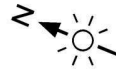




**Colmestone Gate,
Edinburgh,
Midlothian, EH10 6QP**



Approx. Gross Internal Area
1039 Sq Ft - 96.52 Sq M
Garage
Approx. Gross Internal Area
173 Sq Ft - 16.07 Sq M
For identification only. Not to scale.
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