



62 Comiston Road
Edinburgh, EH10 5QQ

A

"62 Comiston Road is a spacious ground-floor main door flat in the heart of highly desirable Morningside"

- HALLWAY
- LIVING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- PRIVATE FRONT GARDEN
- SHARED REAR GARDEN
- ON STREET PARKING



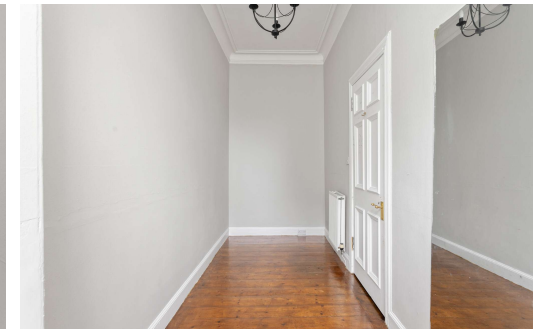
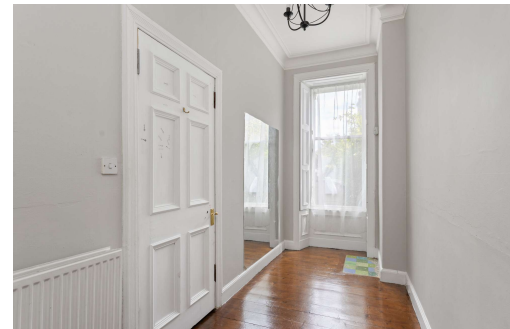


LOCATION

Morningside is one of Edinburgh's highly desired, fashionable and affluent areas. Located approximately 2 miles south of Edinburgh City Centre, there are a wide variety of cafes, restaurants, coffee houses, bistros, independent shops, galleries, boutiques, the Dominion luxury cinema, theatres, banks, a library and various supermarkets (including Waitrose and M&S), all in the immediate vicinity. Enjoying the outdoors couldn't be easier, given the immediate proximity of the lovely green areas of The Hermitage of Braid & Blackford Hill Local Nature Reserve, which offer delightful walks and superb views across Edinburgh. The Pentland Hills regional park is a short drive away and offers walking, biking, pony-trekking and skiing at Hillend snow sports centre. Craiglockhart Leisure Centre is nearby and offers a gym, fitness classes and a tennis centre. The area is renowned for its outstanding schools from nursery to secondary level both in public and private sectors. With regular buses to and from the city centre, and the easy accessibility of the City Bypass, commuting from here is fast and convenient.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.



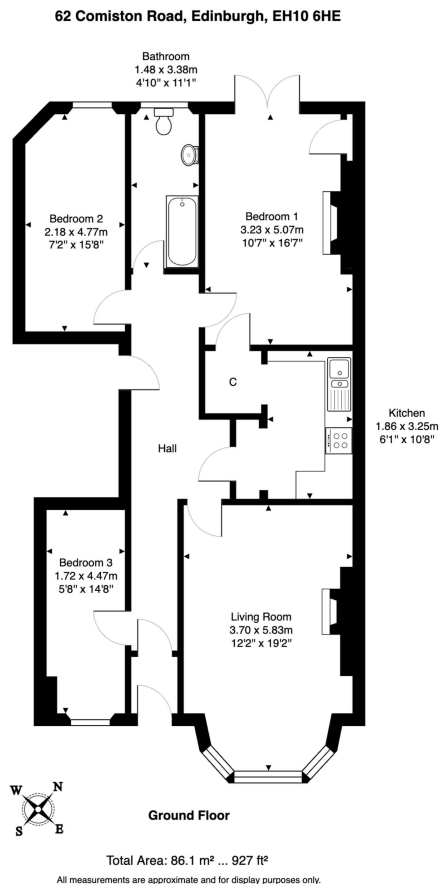
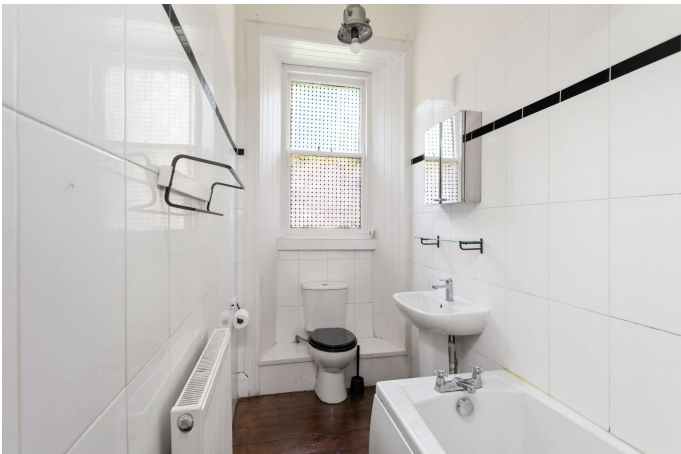
DESCRIPTION

62 Comiston Road is a spacious ground-floor main door flat, offering a delightful home in the heart of highly desirable Morningside. Ideally positioned, the property is within easy reach of a wide array of local amenities including supermarkets, cafés, bars, restaurants, independent retailers, and well-regarded primary and secondary schools. Having been freshly decorated throughout prior to marketing, the accommodation comprises: a welcoming entrance hallway; a bright and generously proportioned bay-windowed living room with ornate cornicing, original hardwood flooring and ample space for dining; a separate internal fitted kitchen with a deep storage cupboard; generous rear-facing bedroom 1 with patio doors opening onto the enclosed communal garden; double bedroom 2, also to the rear; single bedroom 3 and a bathroom with a shower over the bath completing the accommodation on offer. Additional features include a private southeast-facing front garden, access to a shared rear garden, full double glazing, and gas central heating throughout.

EPC RATING

The energy efficiency rating for this property is band D

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



ANNAN
SOLICITORS & ESTATE AGENTS

266-268 Portobello High Street,
Edinburgh, EH15 2AT
T: 0131 669 2121
Fraser Falconer - 07825 951348
admin@annan.co.uk

espc

OnTheMarket

zoopla

rightmove

Disclaimer - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.
Annan Solicitors and Estate Agents is a wholly-owned subsidiary of Elmslies Ltd SC 335565