

7/4

# Comiston Road

Edinburgh  
EH10 6AA









The accommodation comprises:

- Spacious entrance hall providing access to all accommodation. Secure entry phone system.
- Bay window living room with period cornice, refurbished sash and case windows and period style fireplace. Box room off offering an excellent work from home space.
- Dining kitchen fitted with a range of modern crisp base and wall mounted units with metro style tiling to splash back areas. Integrated fridge freezer, dishwasher, microwave oven, hob and extractor. Cupboard housing the washing machine. Space to accommodate a dining table and chairs.
- Two generously proportioned double bedrooms both with cornice, Edinburgh press and ample space for freestanding furniture.
- Bathroom fitted with a three-piece white suite which comprises of bath with mains valve rainwater shower over, pedestal sink and toilet. Contemporary tiling to floor and splash back areas. Chrome heated towel rail.
- Four further large storage cupboards.



Viewing by appointment on 0131 524 3800



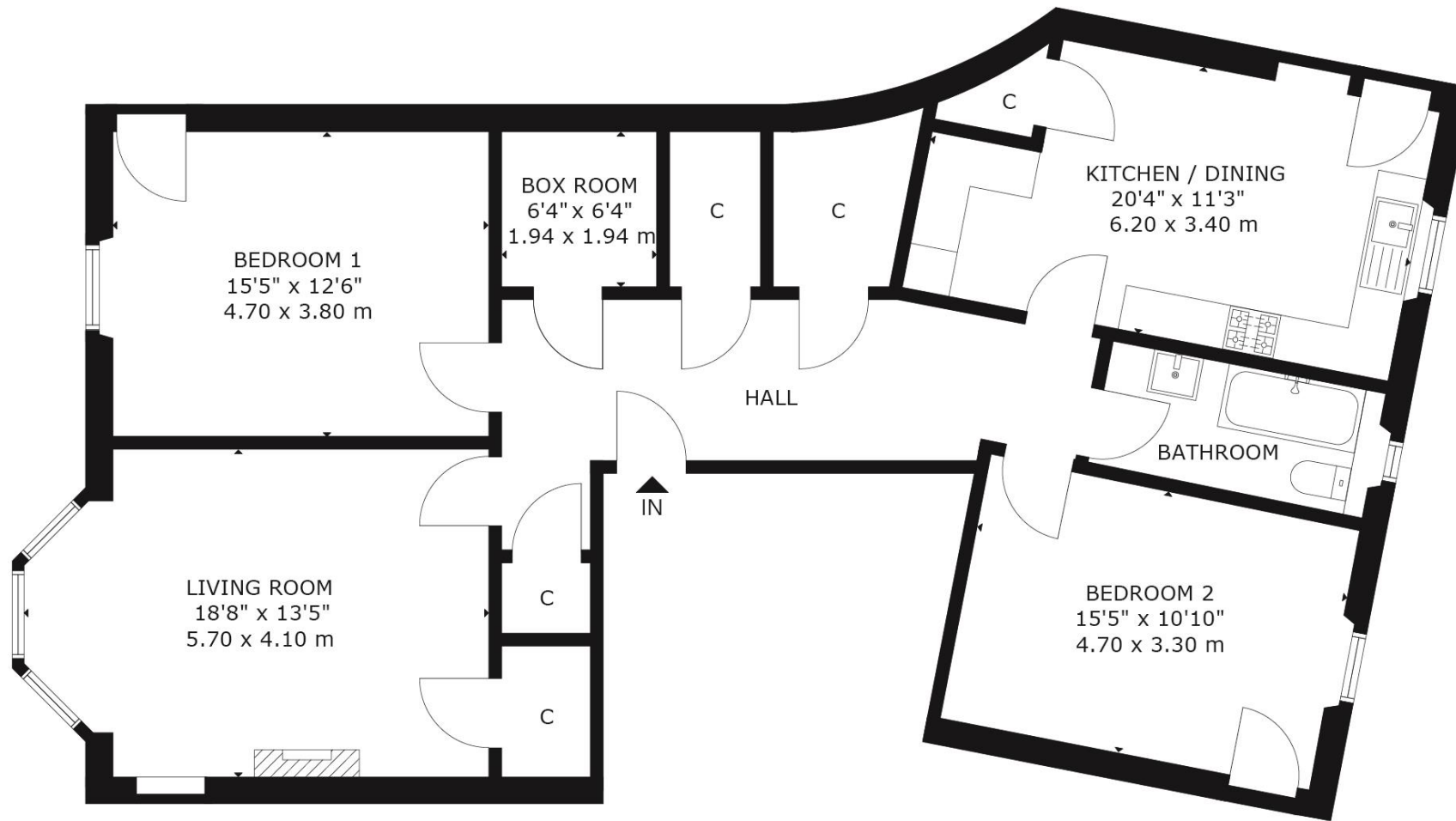












7/4 COMISTON ROAD, EDINBURGH

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1,226 SQ FT / 114 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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## Location

Lying south 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 including South Morningside Primary and Boroughmuir High School, 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.



Externally, the property has access to a beautifully maintained communal rear garden and has the benefit of permit holders on street parking.

Extras: all window coverings, fitted flooring and integrated appliances are included in the sale.

- EPC Band- C
- Council Tax Band- E
- Gas Central Heating



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\* Please contact us for a free consultation or valuation

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