



113 3F3 Comiston Road

Morningside | Edinburgh | EH10 6AQ

This generously sized, beautifully presented traditional top floor flat is situated within a prime location, close to a fantastic range of local amenities and transport links. Offering lovely views towards Edinburgh Castle, the property is offered to the market in move-in condition.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Permit/metered parking
-  Communal rear garden
-  EPC Rating – C
-  Council Tax Band – D



Description

In brief the stylish accommodation comprises; welcoming entrance hallway with built-in storage, spacious and bright bay-windowed lounge/dining open plan to modern fitted kitchen with integrated appliances, well proportioned principal bedroom, second good sized double bedroom with study located off (potential to create an en-suite subject to the relevant permissions) and beautiful bathroom with roll top bath and shower over. Further benefits include gas central heating.



Extras

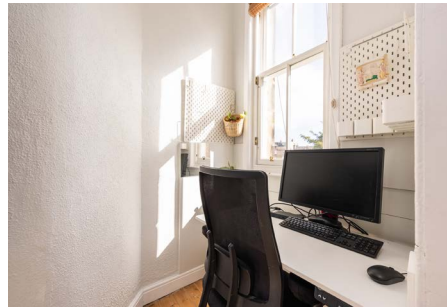
All fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen and the washing machine which is located within the cupboard in the hall.

Gardens and Parking

To the rear, there is a well maintained communal garden together with permit/metered parking within the surrounding area.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

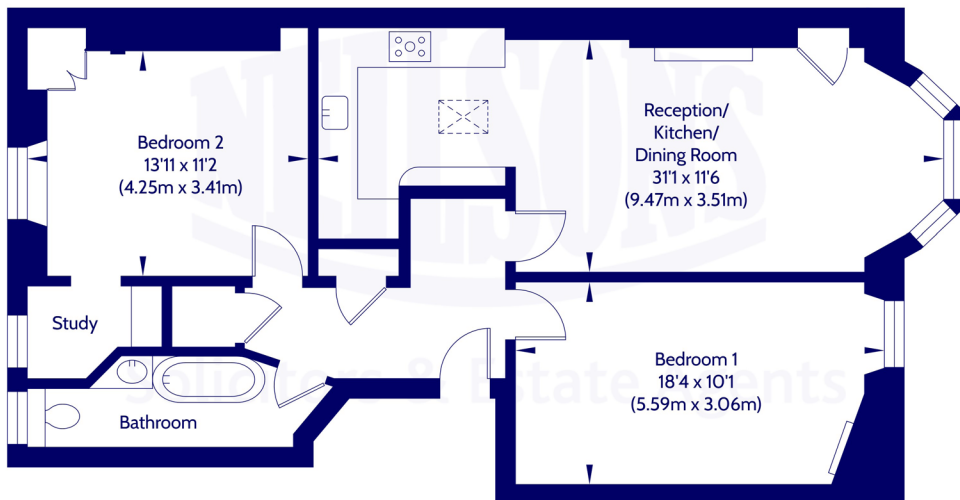
The property is situated between the highly desirable districts of Morningside and Comiston. The area offers an abundance of superb amenities, including a fabulous assortment of coffee shops, restaurants and bars. A Waitrose supermarket and Marks and Spencer's Food Hall are located within close proximity and are open seven days a week. The iconic Dominion Cinema and Churchill Theatre are also both located within easy walking distance. A regular bus services runs from this area to the City Centre and for those commuting by car the City Bypass is close at hand which links the main Scottish motorway network. For the outdoor enthusiast pleasant walks can be enjoyed on Blackford Hill, along the Hermitage of Braid and up to The Braid Hills. An excellent selection of Golf Courses are also nearby including Braid Hills and Merchants of Edinburgh.





Approx. Gross Internal Floor Area 80.46 Sq M / 866 Sq Ft.

Third Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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