



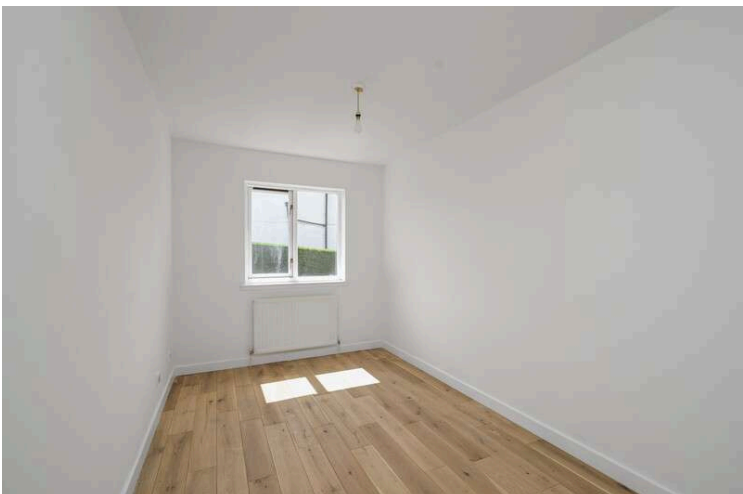
Flat 3 23, East Comiston, Edinburgh, EH10 6RZ

www.mcdougallmcqueen.co.uk



Rarely available McDougall McQueen offer to the market this well-proportioned, bright and spacious three bedroom first floor apartment forming part of an exclusive development by Cala Homes set within beautiful gardens with the added benefit of a single garage and private residents parking. The property is ideally located in the sought-after Comiston area of Edinburgh close to local amenities and within easy reach of the city centre. Presented to the market in good order throughout an early viewing is recommended.

- Reception hallway with a useful storage cupboard.
- Bright and spacious living room front facing with lovely views.
- Breakfasting kitchen equipped with a range of wall and base units along with integrated appliances.
- Master bedroom with built in wardrobes, sliding patio doors on to the Juliette balcony pleasantly looking on to the garden area. En-suite shower room.
- Double bedroom looking on to the garden with built in storage.
- Further double bedroom.
- Bathroom comprising WC, wash hand basin and bath with shower taps.
- Hardwood flooring.
- Gas central heating and double glazing.
- Single garage (21J).
- Communal gardens.



Location

Comiston is a highly popular residential area located about three miles to the south of Edinburgh City Centre. Its proximity to the City by-pass makes it ideal for the commuter with speedy access to the M8, M9, Edinburgh International Airport, Queensferry Crossing, the Forth Road Bridge and Fife. The area is well served by regular bus services to and from the City Centre. Good local shops in nearby Comiston Road and within easy reach of the Camus Avenue doctor's surgery. There is an excellent range of shopping facilities in Morningside which is about 5 minutes away by car. Bordering upon Comiston, the Braid Hills offer superb opportunities for recreation with their two public golf courses, open parkland and excellent views over the City. The neighbouring Hermitage of Braid and Blackford Hill provide good walks. The golf courses of Mortonhall, Lothianburn and Swanston are all within easy reach as is Hillend Ski-Slope and the many hill-walking trails of the Pentland Hills.

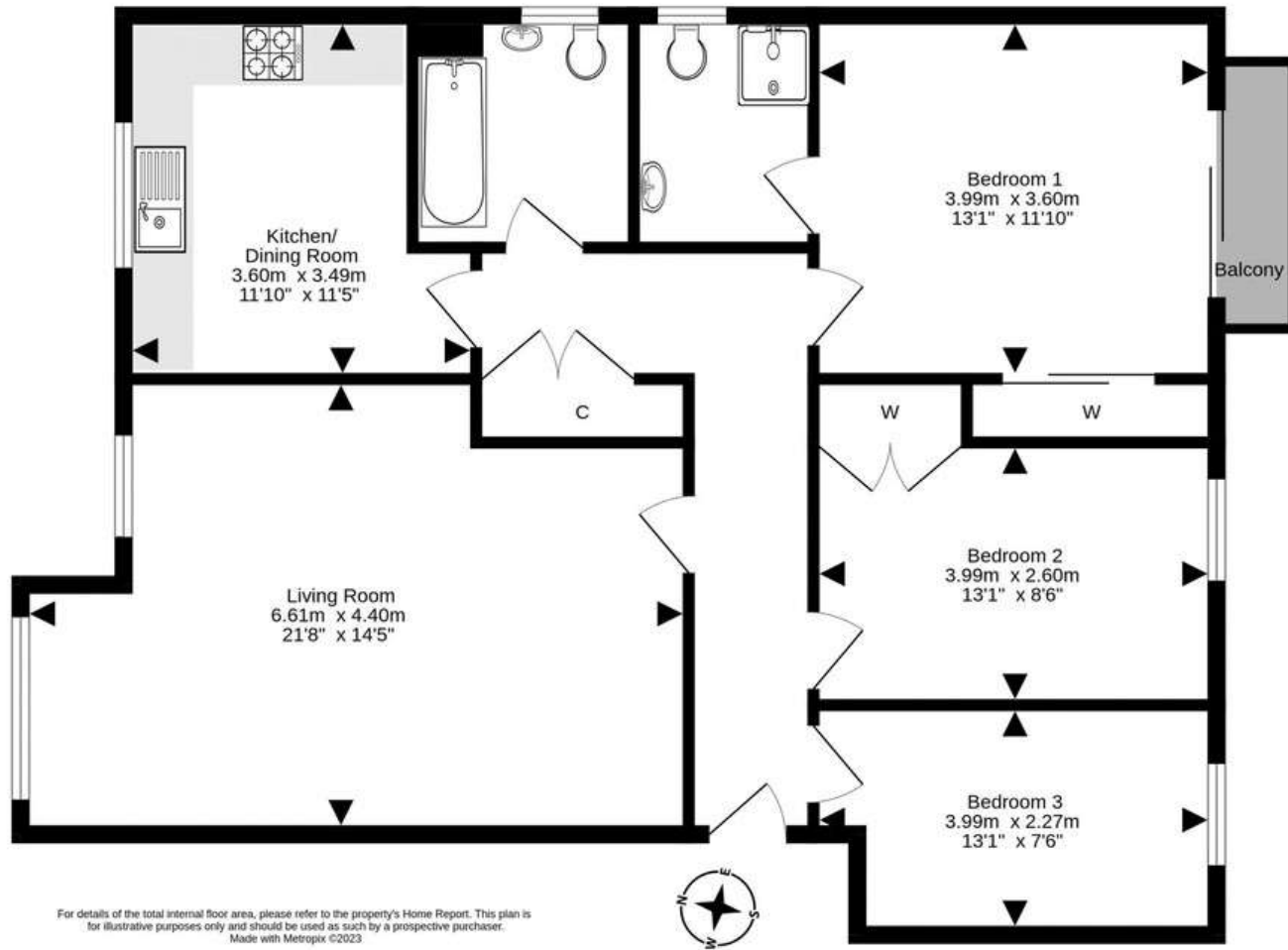
Extras

The integrated kitchen appliances, curtains and fitted floor coverings are included.

Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - B



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

