



1 Flat 2, East Comiston, Edinburgh, EH10 6RZ

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)



Rarely available, this three bedroom ground floor apartment offers bright, spacious and flexible accommodation which further benefits from a single garage and residents parking. The property is set within lovely well maintained gardens forming part of a factored block ideally placed in a desirable location within the Comiston area of Edinburgh, close to many local amenities, schooling and swift transport links. The property is presented to the market in good order throughout, we would recommend an early viewing

- Reception hallway with excellent storage facilities.
- Living room rear facing with direct access to the gardens, sufficient space for dining table in the living room.
- Breakfasting kitchen equipped with a range of wall and base units along with integrated appliances.
- Master bedroom front facing with built in storage and en-suite shower room with underfloor heating.
- Rear facing double bedroom with built in wardrobe storage and desk.
- Double bedroom rear facing currently used as a dining room.
- Bathroom comprising WC, wash hand basin and bath, useful storage cupboard.
- Gas central heating.
- Double glazing.
- Single garage with electric door, No 3b
- Residents parking



## 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.

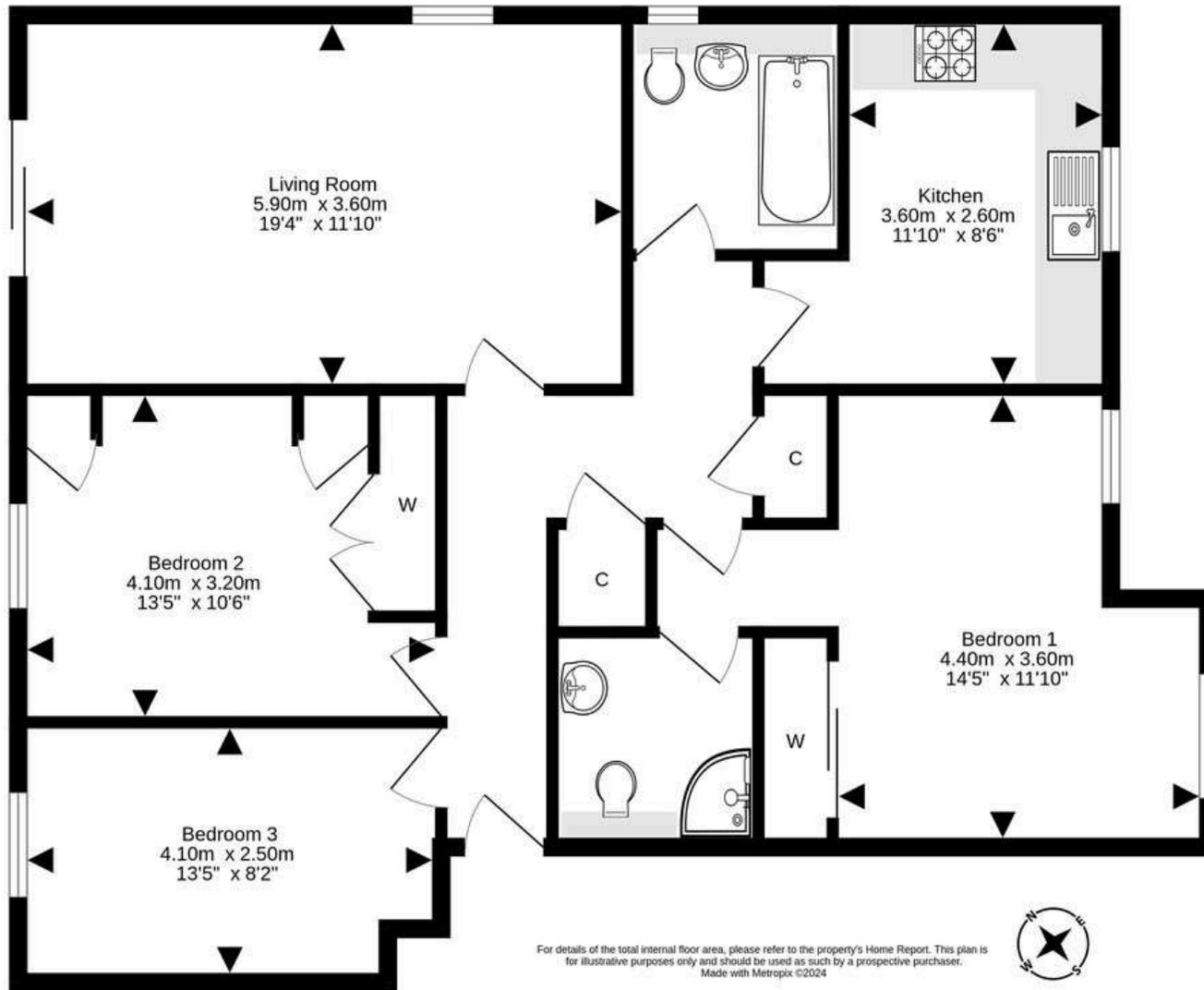
## Extras

Included in the sale are the integrated kitchen appliances and white goods, curtains & blinds and fixtures & fittings.

## Price & Viewing

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

EPC Band - C



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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.

