



71/2 Comiston Road, Edinburgh, EH10 6AG

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

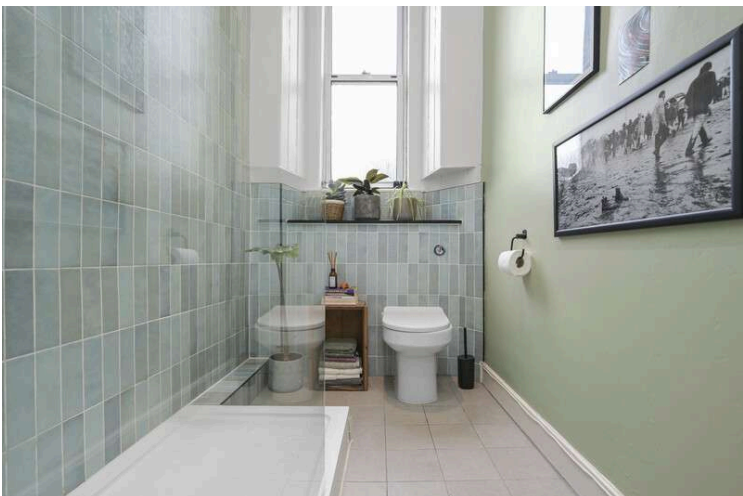




Welcome to Comiston Road, this well-proportioned two bedroom first floor flat forming part of a traditional tenement building with secure entry system offers bright and spacious accommodation retaining many period features. The property is ideally located in the much sought-after Morningside area of Edinburgh close to an abundance of local amenities, schooling and swift transport links. Presented to the market in excellent order throughout, we would recommend an early viewing.

- Reception hallway with good storage facilities.
- Front facing living room with a bay window, intricate corniced ceiling and rose, open shelved press, door accesses the box room.
- Dining kitchen perfect for entertaining equipped with a range of wall and base units along with integrated appliances, large pantry style cupboard.
- Front facing double bedroom with an Edinburgh shelved press, ample space for free standing furniture.
- Further double bedroom rear facing.
- Bathroom comprising WC, wash hand basin, walk in shower, ladder radiator and vanity storage.
- Gas central heating.
- Double glazing.
- Shared garden to the rear.
- Permit parking.





## 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 a 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 Church Hill 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 enjoys superb transport links across the city, as well as quick and easy access to Edinburgh City Bypass, Edinburgh Airport and the M3/M9 motorway networks. Excellent schooling close by both in the Private and Public sector, South Morningside Primary is within walking distance from the property.

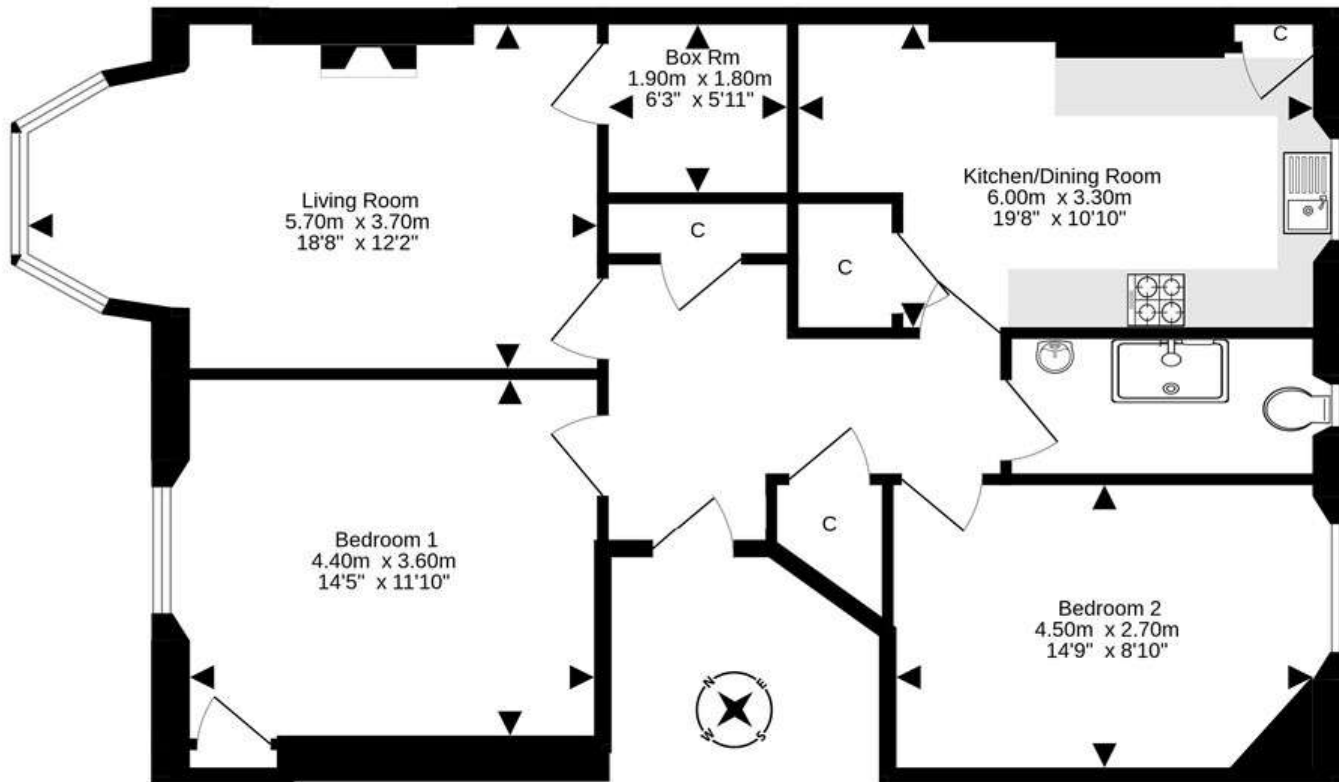
## Extras

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

## 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.

