





Welcome

Welcome to Comiston Drive, McDougall McQueen are delighted to present to the market this rarely available rear facing apartment offering bright and spacious accommodation. The property forms part of a factored block and further benefits from electric heating, double glazing, residents parking and access to well-maintained communal rear garden grounds. The gardens are accessed by stairs however the flat itself is accessed on pavement level. The property is ideally located in the desirable Morningside area of Edinburgh close to many local amenities, cafes, bars and restaurants along with swift transport links. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway
- Rear facing living room
- Fitted kitchen
- Double bedroom with built in storage
- Bathroom comprises WC, wash hand basin and bath with shower over
- Electric heating
- Double glazing
- Store cupboard (No4)
- Laundry room
- Communal gardens
- Residents parking with further on street parking available





Comwiston

Morningside is a very popular area in the south of the city which offers an excellent range of supermarkets including Waitrose and M&S Simply Food, independent retailers, coffee shops and speciality food stores. There are also numerous bars and restaurants available both in Morningside and nearby Bruntsfield. There are superb amenities a short walk or bus ride away, the popular independent Dominion Cinema, Church Hill Theatre and a range of gyms/leisure facilities. The flat is also well placed for lots of walks and open spaces including Craiglockhart Hill, Blackford Hill & Pond, Hermitage of Braid, Braid Hills and Braidburn Valley Park and there is a golf course a few minutes' walk away. There is easy access both into Morningside and the city centre via the numerous bus services nearby, and out of town to the city bypass and the motorway network beyond.

Extras

Included in the sale are the integrated kitchen appliances and fixtures & fittings.

Agent's Note: The development is factored by Simply Factor with an approximate annual fee of £1,400 which includes a block buildings insurance. Further information on the factors can be found via the factor's website. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.



Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

25-27 High Street, Dalkeith
EH22 1JB

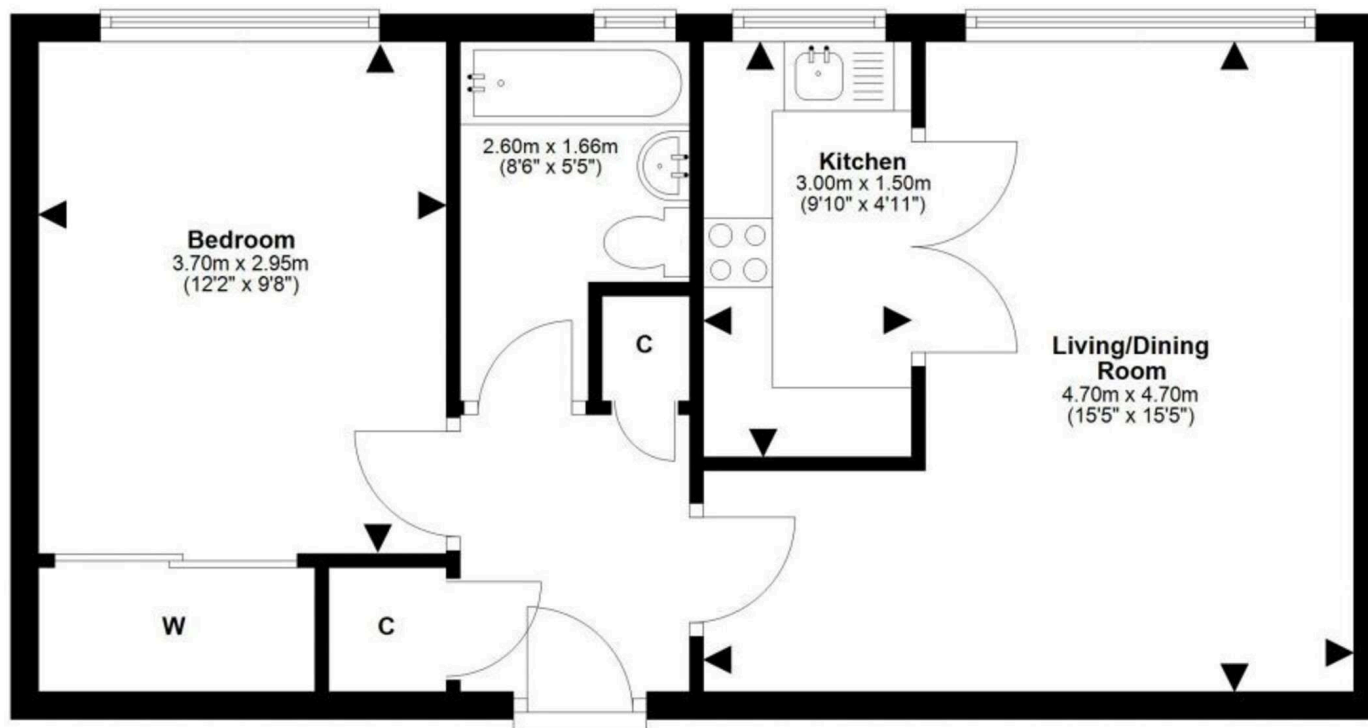
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



CHARTERED FIRM

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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.