

1f2, 121 Comiston Road

MORNINGSIDE, EDINBURGH, EH10 6AQ



*Stylish first-floor flat in the heart of Morningside,
blending period charm with modern luxury living*



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McEwan Fraser Legal is delighted to present this beautifully presented two-bedroom first-floor flat, perfectly positioned in the highly sought-after Morningside area. The property blends period charm with modern finishes, featuring high ceilings, elegant cornicing and an abundance of natural light throughout.

THE LIVING ROOM/KITCHEN



The heart of the home is the elegant open-plan kitchen and living room, which features high ceilings and an inviting atmosphere ideal for both relaxing and entertaining. The kitchen itself is a real highlight, fitted with a luxury Harvey Jones design and enhanced by high-quality Neff appliances, offering both exceptional functionality and style.





Both bedrooms are generously proportioned, boasting attractive feature fireplaces that enhance the character of the home. The primary bedroom further benefits from a superb walk-in wardrobe, providing excellent storage. The luxury shower room has been finished to a high standard, offering a sleek and modern feel. The property also benefits from double glazing, ensuring year-round comfort and energy efficiency.

THE SHOWER ROOM



BEDROOM 1



generously proportioned, boasting attractive feature fireplaces that enhance the character of the home



BEDROOM 2

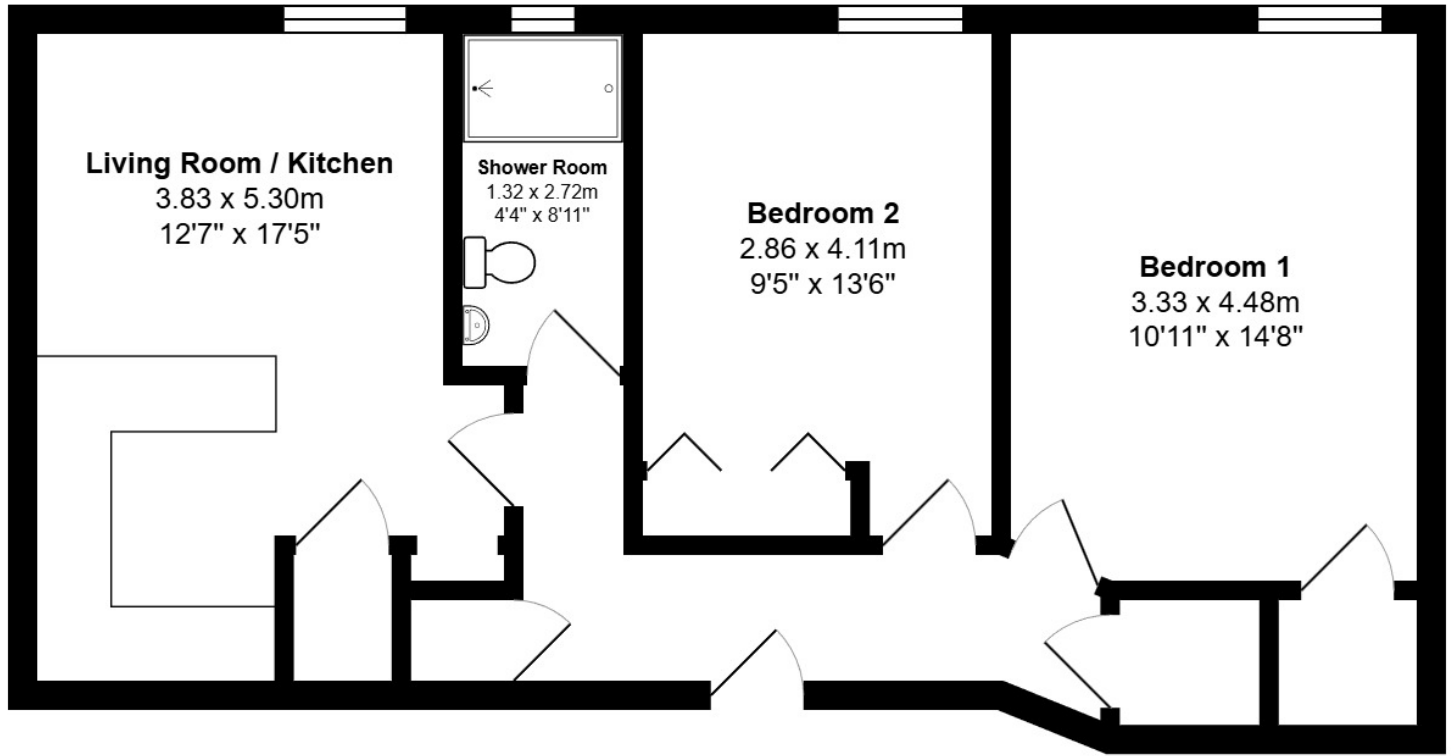


This stunning flat offers an ideal lifestyle opportunity for professionals, first-time buyers, or those looking to enjoy all that Morningside has to offer, with its excellent local amenities, cafés, restaurants and transport links.

EXTERNALS

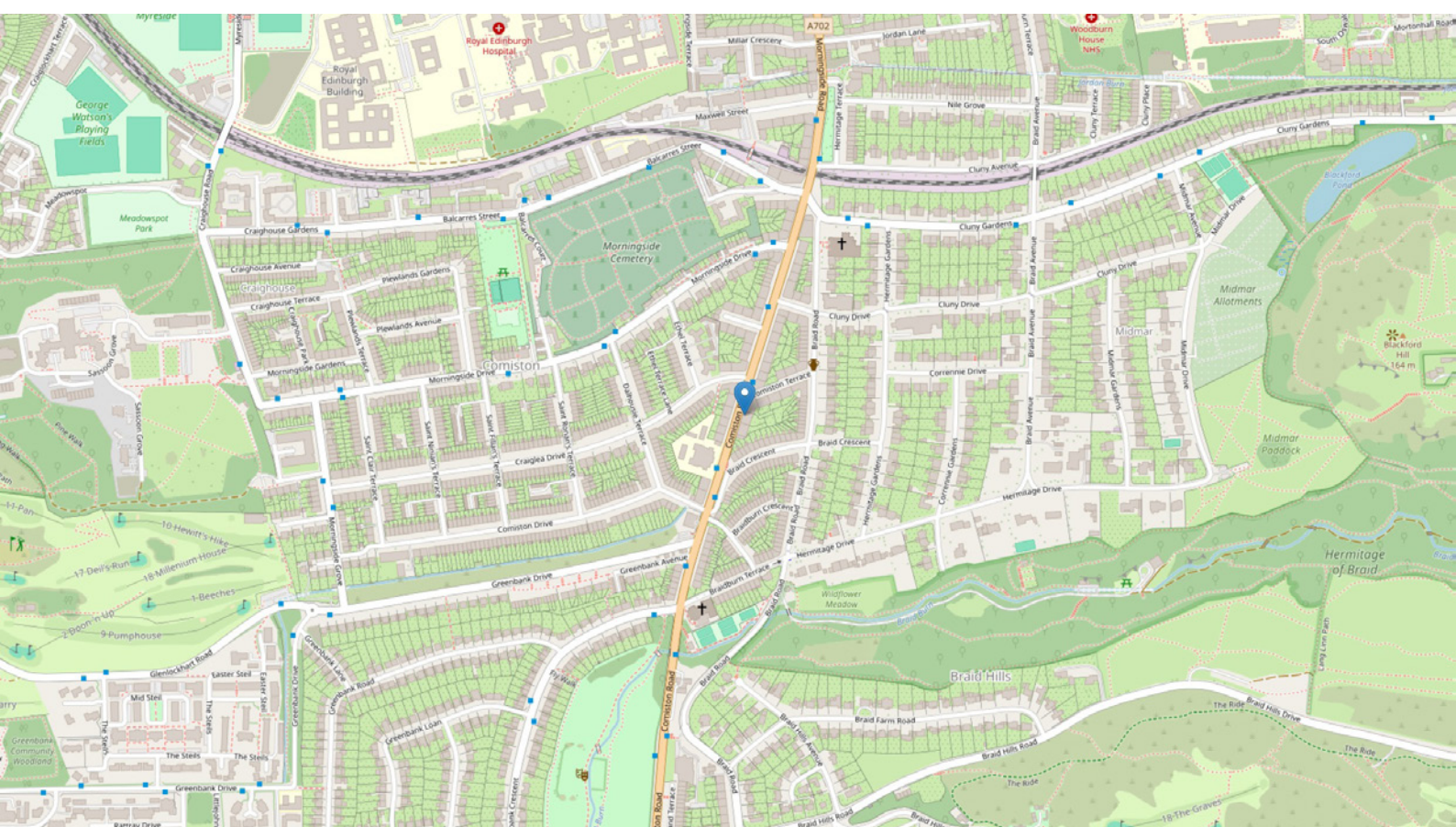


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 63m² | EPC Rating: C



THE LOCATION

Morningside offers the perfect blend of modern convenience and suburban tranquillity. Tree-lined streets, beautifully maintained homes, and a welcoming community atmosphere create an idyllic setting for family living, professional lifestyles, and relaxed retirement alike.





Morningside is celebrated for its excellent local amenities. A selection of boutique shops, cosy cafés, and stylish eateries is just moments away, providing a vibrant yet relaxed social scene. Residents enjoy close proximity to quality schools, parks, and green recreational spaces, perfect for morning jogs, weekend picnics, or simply unwinding outdoors.

Connectivity is seamless, with efficient transport links making commuting effortless. Whether heading into the city or exploring nearby towns, Morningside's location offers both convenience and accessibility.

Safe, peaceful, and picturesque, Morningside embodies the charm of suburban living while keeping you connected to everything you need. A place where comfort, community, and lifestyle come together. Morningside is more than just a location; it's a place to call home.



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Part
Exchange
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Photographer



Layout graphics and design
ALLY CLARK
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