

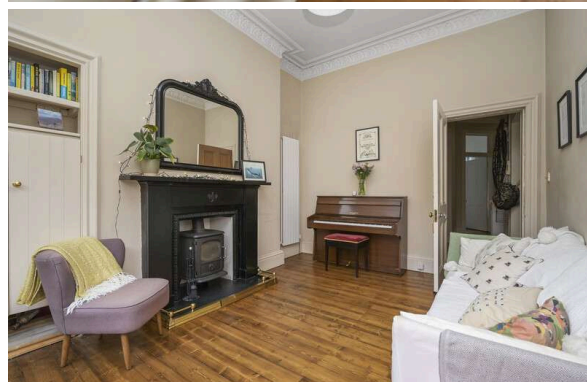


MANAGEMENT

est-0994

5/2 Comiston Place
MORNINGSIDE | EDINBURGH | EH10 6AF


warners
solicitors & estate agents



5/2 Comiston Place

MORNINGSIDE | EDINBURGH | EH10 6AF

Set on a quiet street in the heart of Morningside, one of the city's most sought-after locations is this immaculately presented ground floor apartment. Boasting a private front garden, ornate period features, gas central heating and a well-kept communal rear garden this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, bright bay windowed lounge with ample dining space, exquisite cornicing and wood burning stove, contemporary kitchen with attractive units and high spec range cooker, two rear facing well-proportioned bedrooms and the flat is completed by a stylish bathroom with shower over bath.

- Traditional ground floor apartment on quiet street
- Heart of Morningside location
- Close to excellent amenities
- Private front garden and communal rear garden
- Welcoming hallway
- Bright bay windowed lounge
- Contemporary kitchen
- Two well-proportioned bedrooms
- Stylish shower room

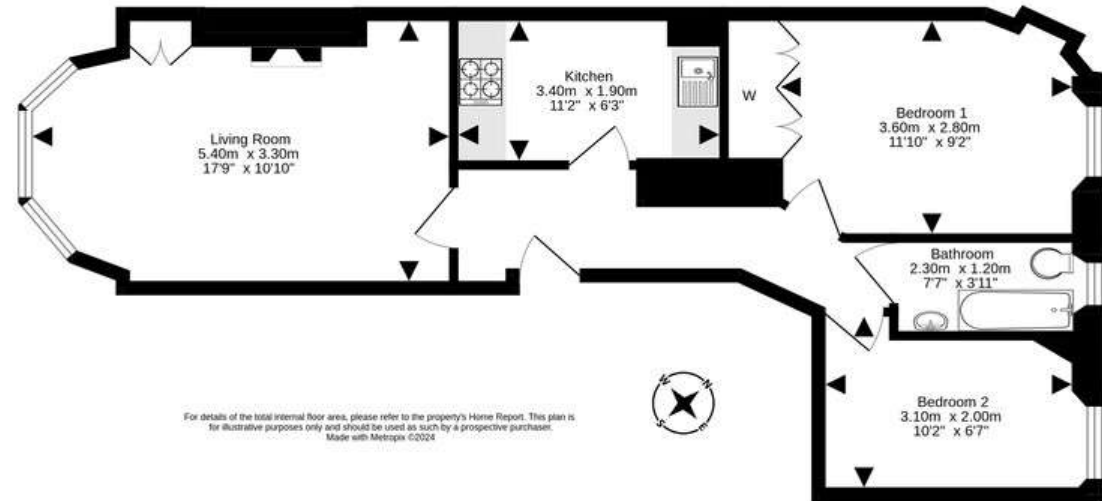
Blinds in both bedrooms, stove, washing machine and fridge/freezer included in sale. EPC Rating D.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Morningside is a highly sought-after area which lies a short distance to the south of the city centre. It has long been regarded as one of Edinburgh's premier addresses and boasts some of the best independent amenities in Edinburgh. Leisure wise the choice is first class and includes a number of artisan bars, restaurants, coffee shops, theatres and an independent cinema. The property is conveniently placed to access the universities and first rate local schooling both state and private. Pleasant walks are available with the Blackford and Braid Hills conveniently close. The city centre itself can be accessed quickly by foot, car or public transport and the city bypass is also easily accessible.





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