



10/6 Comiston Place  
MORNINGSIDE | EDINBURGH | EH10 6AF

  
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## 10/6 Comiston Place

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Impressive and spacious two-bedroom, top floor flat situated in the prestigious and highly sought-after Morningside district of Edinburgh.

This beautiful apartment has been tastefully decorated to blend modern features with classic elegance and is presented to the market in move-in condition. The spacious living room forms the main public space in the property and the room is flooded with plenty of natural light through large bay windows. The modern kitchen/dining room is also well-sized, and the contemporary kitchen area here is well appointed and boasts plenty of cupboard storage. Both bedrooms are large doubles, while the separate box room would make an ideal home office or study. A modern family bathroom completes the accommodation internally.

Outstanding local amenities include a range of stylish bars, cafes and restaurants, and the property is conveniently located to offer easy access to public transport links, so early viewing is highly recommended.

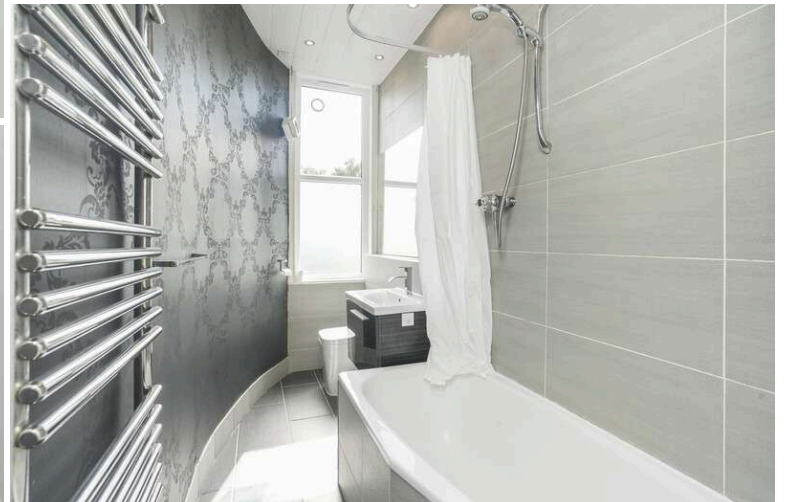
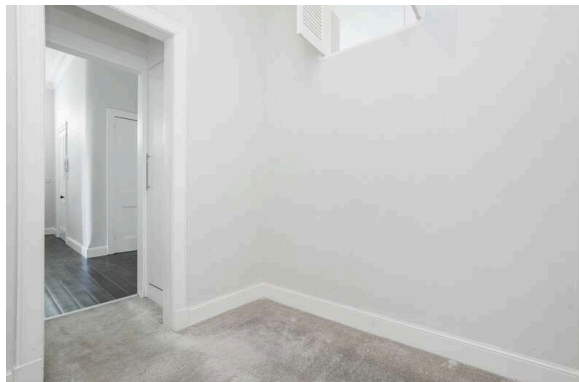
- Stunning two-bedroom, top floor apartment
- Sought-after location
- Outstanding local amenities
- Easy access to excellent public transport links
- Living room
- Kitchen/dining room
- Two double bedrooms
- Boxroom
- Family bathroom
- Gas central heating - property benefits from a new gas boiler
- Double-glazing throughout
- Permit parking
- Well-maintained communal rear gardens

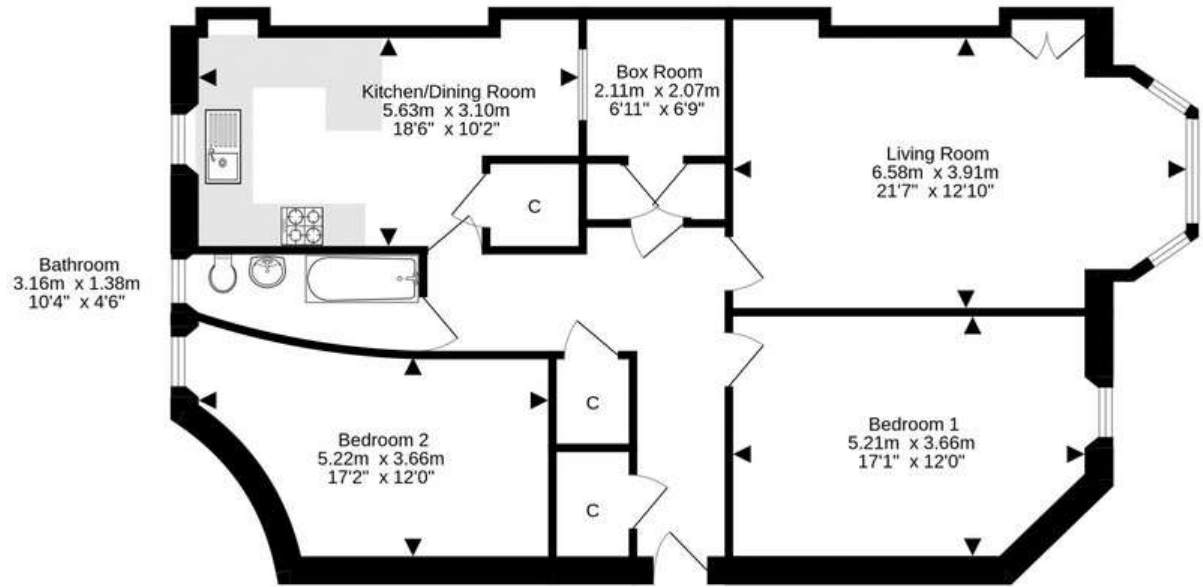
Included in the sale will be all kitchen appliances and light fittings. The curtains in the sitting room are not part of the sale. The EPC rating is D.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Morningside is a 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 best shopping areas, and its amenities are on a par with anything Edinburgh has to offer. Leisurewise the choice is first class and includes a number of bars, restaurants, coffee shops, theatres and cinemas. There is good quality schooling, both in the public and private sectors. Pleasant walks are available within the Blackford and Braid Hills and the Hermitage of Braid. The city centre itself can be accessed in a matter of minutes by car or public transport and the by-pass is also easily accessible.





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