



121/16 Comiston Drive
COMISTON | EDINBURGH | EH10 5QU


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Set on a quiet street in the heart of Morningside is this immaculately presented ground floor apartment with allocated parking, external store and manicured communal grounds. Surrounded by excellent local artisan shops, cafes and restaurants and with vast open green spaces on your doorstep this property would make an ideal purchase in one of Edinburgh's most desirable postcodes.

The accommodation comprises of a welcoming entrance hallway with staircase leading down to the well proportioned landing, bright open plan lounge/kitchen with feature patio doors which flood the room with an abundance of natural light and gives access to the stunning, well-maintained gardens. This beautiful property has had a full refurb and would make an ideal home in a sought after area. The newly fitted kitchen currently comprises an induction hob, oven and fan, washing machine, dryer and fridge freezer, there is a large bedroom with built in storage, and the flat is completed by a stylish bathroom with shower over the bath.

- Morningside location
- Move in condition
- Allocated parking
- Welcoming hallway
- Bright lounge/kitchen with patio doors
- Spacious double bedroom
- Stylish bathroom
- Double glazing
- Manicured communal grounds
- Fantastic storage with store cupboard

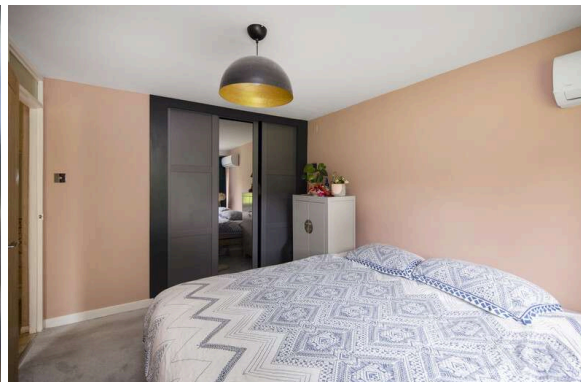
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

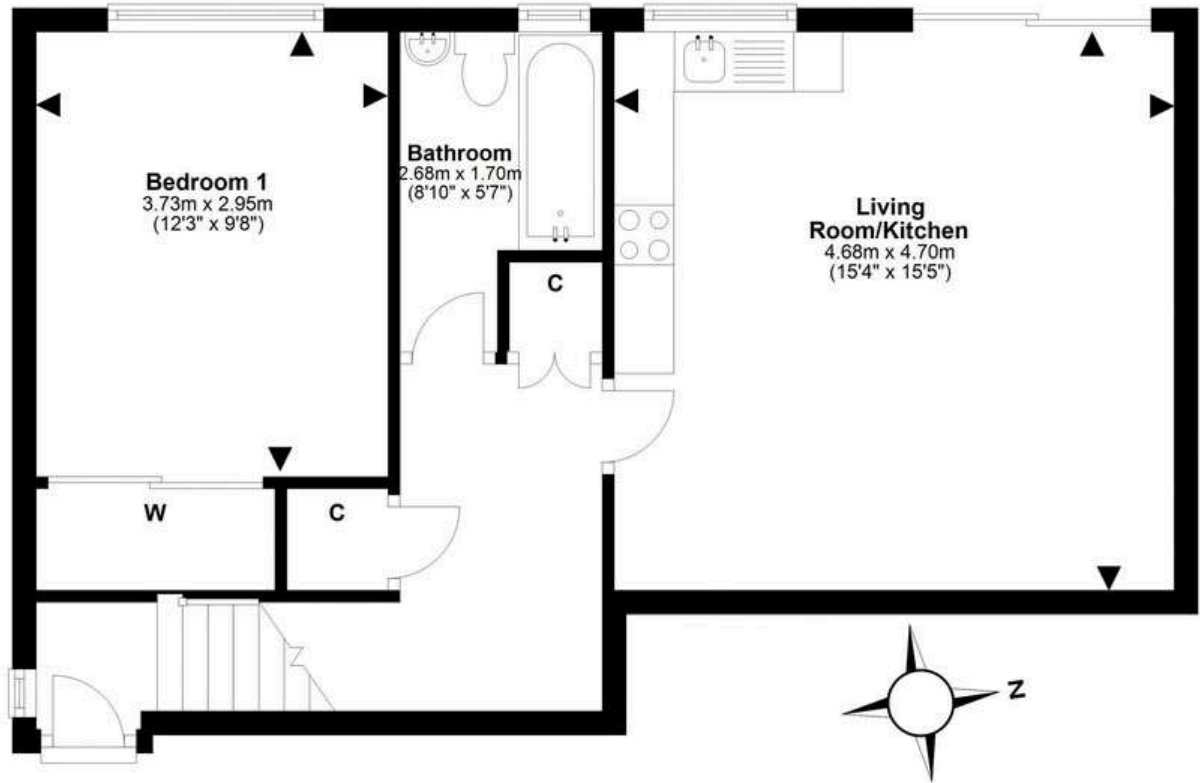


Living room blinds, curtains, integrated kitchen appliances will be included in the sale, while the free standing fridge freezer and washing machine will be removed. EPC Rating F.

Factoring fee: £115.83 per month approx.

Comiston is situated south of the highly regarded Morningside area to the south of the City Centre. There is an excellent choice of shopping outlets in the vicinity, amply supported by the usual banking and postal services. Leisurewise the choice is exceptional and includes a number of bars, restaurants, theatres and cinemas, with the wide expanses of the Blackford, Braid and Pentland Hills within easy reach. Schooling is represented from nursery to senior level, both in the public and private sectors. An efficient public transport network operates to other parts of the city and surrounding areas. The City Bypass and main motorway networks are also within easy reach.





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

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