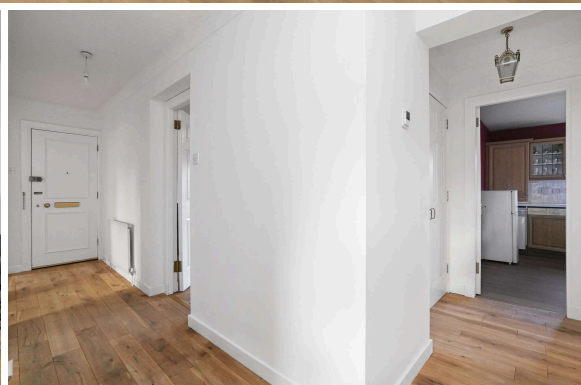




23/3 East Comiston
COMISTON | EDINBURGH | EH10 6RZ


warners
solicitors & estate agents



23/3 East Comiston

COMISTON | EDINBURGH | EH10 6RZ

Nestled in the sought-after neighbourhood of Comiston in Edinburgh, this well-presented first-floor flat offers an ideal balance of comfort and practicality. The property features a bright and spacious living room, perfect for relaxing or entertaining, complemented by a separate, generously sized kitchen with ample storage and workspace.

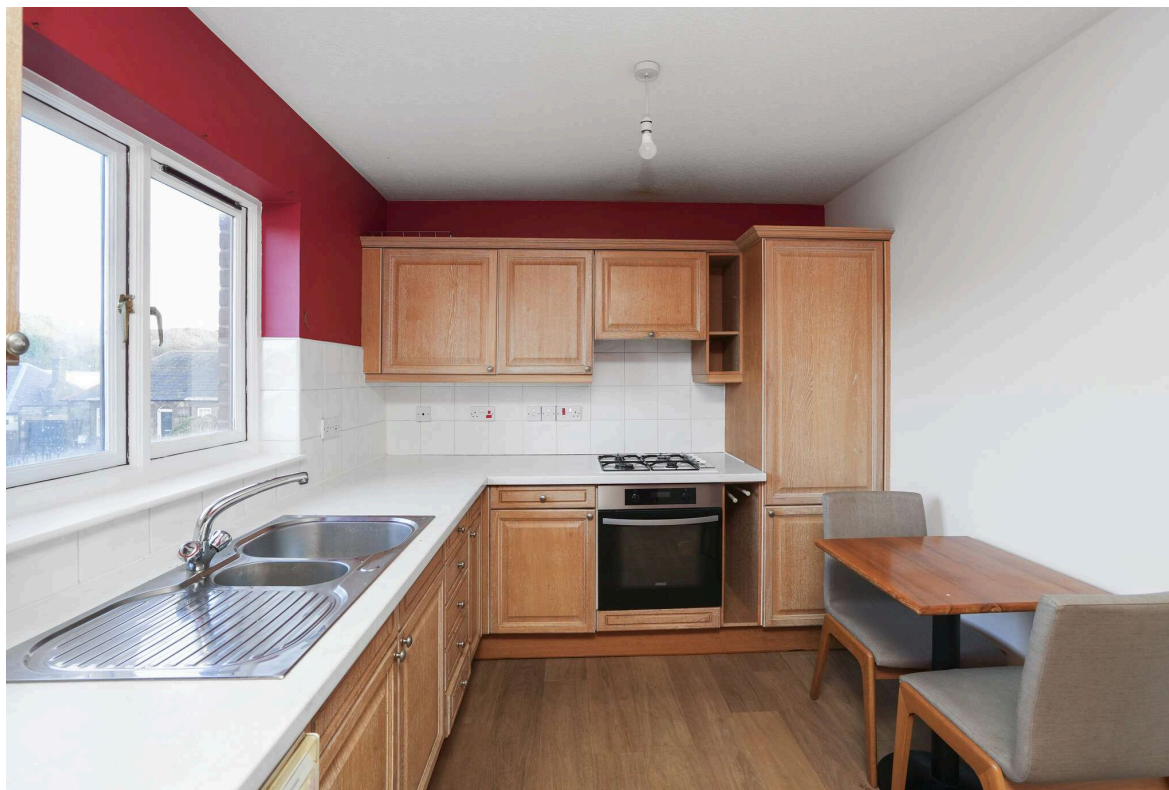
The flat boasts three double bedrooms, providing plenty of space for families or professionals. The master bedroom is a standout feature, complete with integrated storage and a private en-suite shower room for added convenience. A neutral, modern family bathroom with a bath caters to the needs of the household.

Externally, residents benefit from access to well-maintained communal gardens, offering a lovely outdoor space to unwind. In brief the property comprises -

- A welcoming hallway with storage.
- Spacious living room with attractive hardwood flooring.
- Separate kitchen with ample storage.
- Three double bedrooms with the master bedroom boasting an en-suite shower room and storage.
- Neutrally decorated family bathroom.
- Gas central heating and double glazing.
- Residents parking and private garage.
- Factor approx £80 per month

Note: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.

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



All integrated appliances and fixtures included in the sale. All other items can be available with separate negotiation.
EPC band C
Factor fee: approx £80 per month

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.

