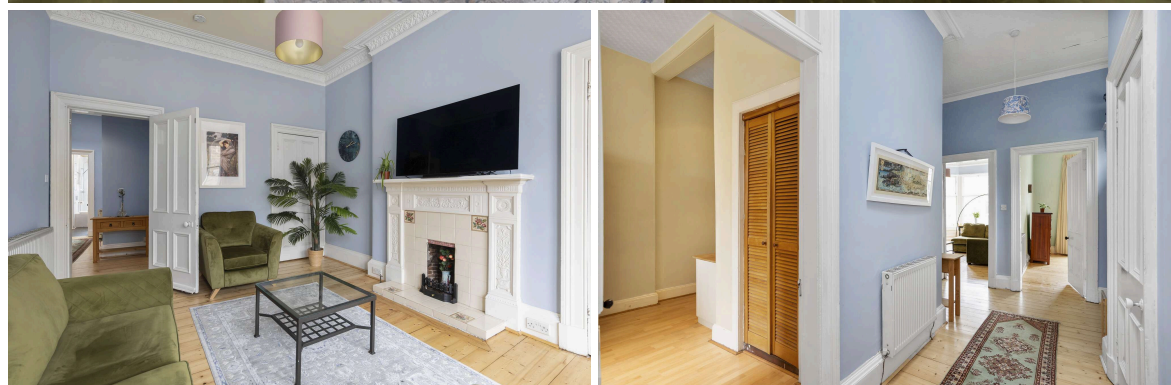




77/3 Comiston Road  
MORNINGSIDE | EDINBURGH | EH10 6AG

  
**warners**  
solicitors & estate agents





## 77/3 Comiston Road

MORNINGSIDE | EDINBURGH | EH10 6AG

Warners are delighted to present this exquisite second-floor flat, set within a traditional building in the highly sought-after Morningside district of Edinburgh. Offering a perfect blend of period charm and modern comfort, this property enjoys a prime location just a short journey south of Edinburgh's bustling city centre, with a wealth of local amenities right on your doorstep.

Ideal for professionals or couples, the accommodation begins with a secure shared entry, providing both privacy and peace of mind.

Inside, the reception hall offers generous storage, ensuring a clutter-free space. The elegant bay-windowed living room is a true highlight, featuring a beautiful fireplace, original cornicing, and a ceiling rose, all contributing to the property's timeless appeal. The stylish, fully fitted dining kitchen is equipped with integrated appliances, a range of base and wall units, and a convenient larder storage cupboard. A versatile box room, accessible from both the lounge and hall, presents an ideal space for a home office, gym, or additional storage. Two generously proportioned double bedrooms provide a restful sanctuary, while the modern shower room boasts a sleek, contemporary design. The property retains many original features throughout, adding character and charm.

Gas central heating ensures year-round comfort, and to the rear, you'll find communal gardens, perfect for outdoor relaxation. To the front, there is both permit and metered parking available.

- Prime Morningside location, close to the city centre.
- Bay-windowed living room with original features.
- Fully equipped dining kitchen with larder storage.
- Versatile box room for office, gym, or storage.
- Two spacious double bedrooms.
- Gas central heating, communal gardens, and parking.

EPC Rating D, Council Tax Band D.

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

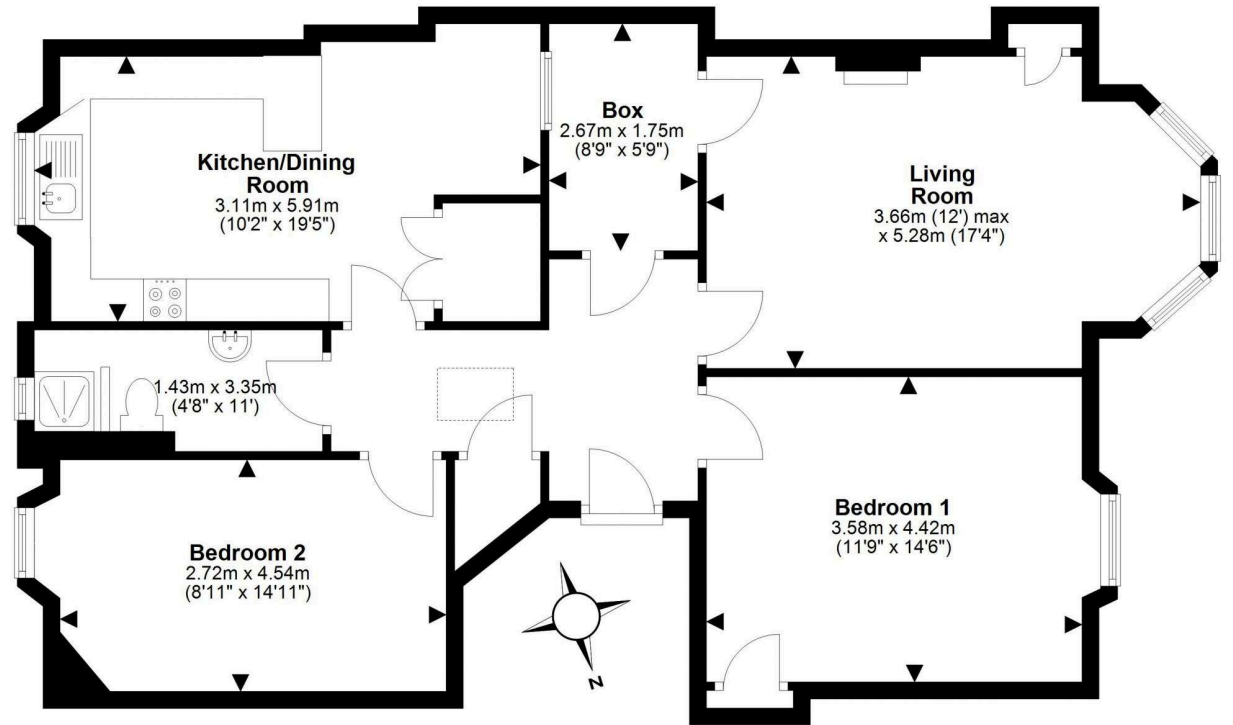


All curtains, light fittings, shades from kitchen/dining and bedroom two, integrated appliances, dishwasher and washer dryer, as well as the two kitchen barstools will be included in the sale. Please note the fridge freezer will not be included.

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.







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