

campbell  
smith

10/3 2F1 Comiston Place,  
Edinburgh,  
EH10 6AF



- Superb, generously proportioned second floor flat
- Corner position overlooking Morningside Parish Church Cluny Centre towards Blackford Hill
- Entryphone
- Welcoming hall with stripped apartment doors
- Bay window sitting room
- Dining kitchen
- Box room
- 3 good sized double bedrooms
- Bathroom with mains shower over the bath
- GCH/DG

: Offers Over £420,000

espc / rightmove  / Zoopla /  /  / 

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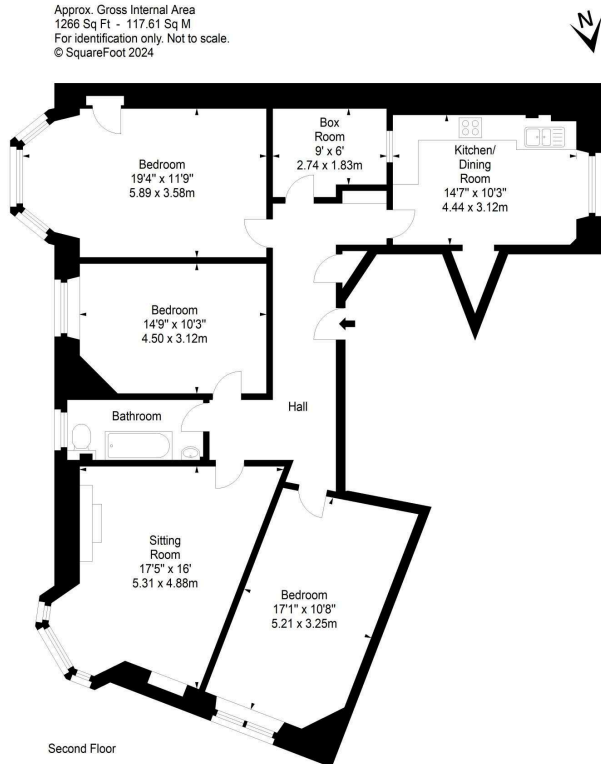




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Approx. Gross Internal Area  
1266 Sq Ft - 117.61 Sq M  
For identification only. Not to scale.  
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Second Floor



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21 York Place, Edinburgh, EH1 3EN

Tel: 0131 555 2999


Fax: 0131 555 5450

[camsmith.co.uk](http://camsmith.co.uk)

**+** Extras  
All fitted carpets, white goods in the kitchen and light fittings.

 Buses  
Comiston Road - 5, 11, 15, 16, N11, N16

 Shops  
Comiston Road, Morningside Road inc Waitrose, M&S Simply Food & Sainsburys

 Schools  
South Morningside PS, St Peter's RC PS, Boroughmuir HS, St Thomas of Aquin's RC HS

 Parking  
Council residents permit

 Council Tax Band E

 EPC C

 Factor  
None

 Viewing  
Telephone Campbell Smith on  
0131 555 2999

**DISCLAIMER**  
While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.