

COULTERS<sup>©</sup>

# 7/4 COMISTON ROAD

MORNINGSIDE, EDINBURGH, EH10 6AA

 2 BED  1 BATH  2 PUBLIC



## TAKE A LOOK INSIDE

7/4 Comiston Road is a generously proportioned and beautifully presented two bedroom second floor apartment in the highly desirable Morningside area and stone throwaway from many local amenities and within short proximity of The Braid Hills.

## KEY FEATURES



Immaculately presented second floor flat.



Two generous double bedrooms.



Highly regarded schools within catchment area.



On street permit parking.



Within walking distance of The Braid Hills.



Independent retailers and cafes nearby.





The spacious accommodation comprises; a large and welcoming hall way with fantastic storage; sitting room with bay window, newly renovated sash and case windows and period feature fireplace; a sleek and modern kitchen with dining space, a range of wall and mounted cupboards, integrated appliances and a pantry; two generous double bedrooms both with an Edinburgh press; a versatile boxroom and three piece suite bathroom with bath and overhead rainfall shower.

The property further benefits from; gas central heating and secure door entry system.





## THE LOCAL AREA

Located only two miles south of the City Centre, Morningside is considered one of Edinburgh's most desirable places to live. Famous for its cafes, independant shops, delicatessens and bars, Morningside offers an abundance of local amenities including a Waitrose and a Marks and Spencer. We highly recommend a visit to the family owned Dominion Cinema.

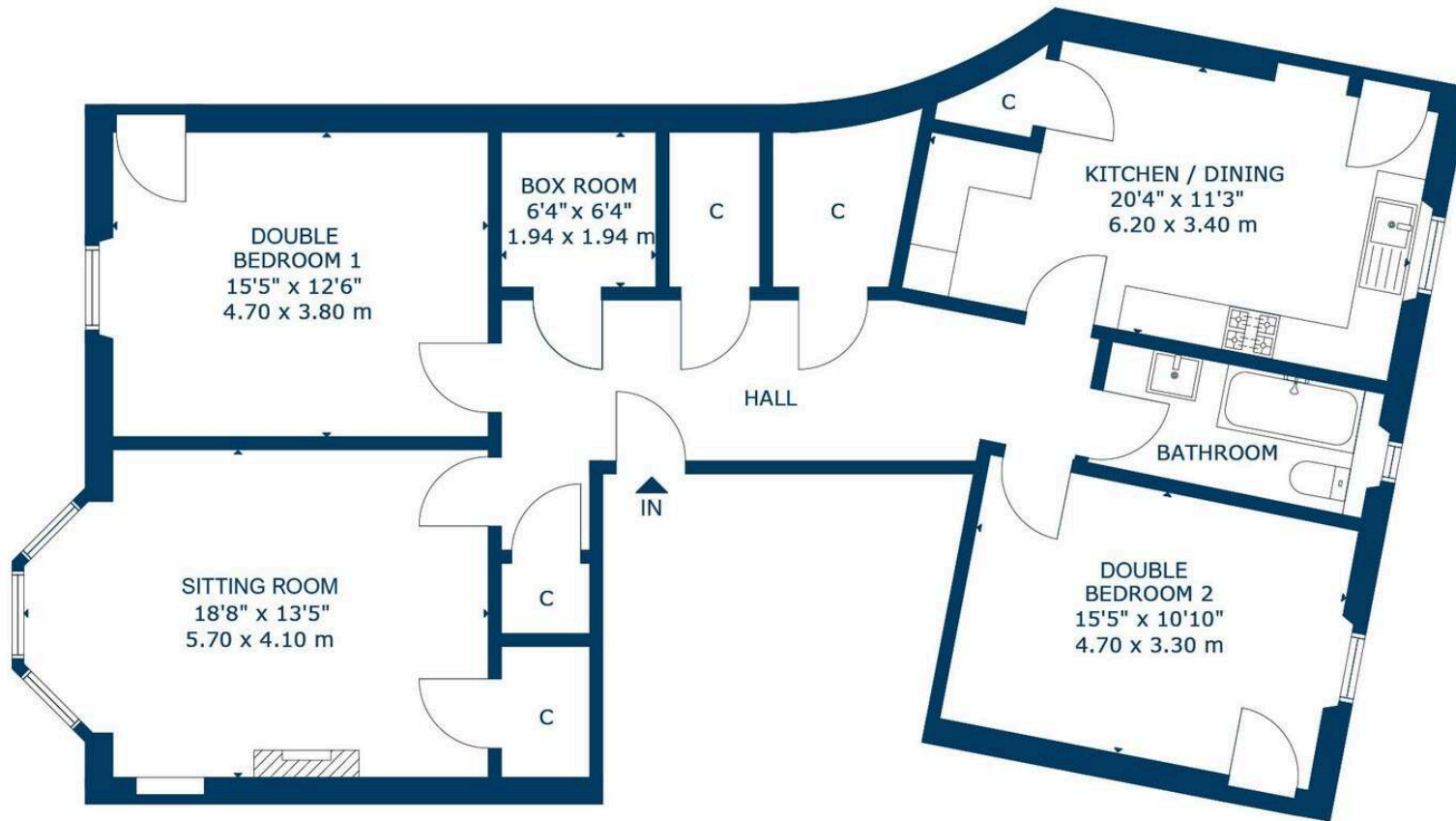
For the outdoor enthusiast or dog walker, the beautiful green spaces of the Hermitage of Braid, Braidburn Park and Blackford Hill are nearby. It is ideally situated for Napier University's Merchiston Campus, Kings Buildings and the Royal Edinburgh.

The area offers highly regarded primary and secondary schooling including South Morningside Primary and St Peters RC Primary School. George Watson's College is also in situated in Morningside. Multiple bus routes travel up Morningside Road towards the City Centre and the City Bypass is within easy reach.

## EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.





7/4 COMISTON ROAD, EDINBURGH  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,226 SQ FT / 114 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
 Copyright © Nest Marketing  
 www.nest-marketing.co.uk

## GET IN TOUCH

 [www.coultersproperty.co.uk](http://www.coultersproperty.co.uk)

 0131 603 7333

 [enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)

## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.