

COULTERS[©]

95/5 COMISTON ROAD

MORNINGSIDE, EDINBURGH, EH10 6AG

🛏 2 BED

🛁 1 BATH

🚗 1 PUBLIC



TAKE A LOOK INSIDE

95/5 Comiston Road is a bright, beautifully presented two bedroom top (3rd) floor flat, forming part of a traditional Victorian tenement building in the sought after area of Morningside to the south of the city. This gorgeous home benefits from period features and offers engaging accommodation throughout.

With a west facing outlook, the bay windowed sitting room is a warm and welcoming space. A beautiful fireplace forms an attractive focal point in the room, whilst cornice work and wood panelling add charm and character. A press cupboard is in the corner of the room.

KEY FEATURES



Bright, beautifully presented traditional Victorian top (3rd) floor flat.



Two well presented double bedrooms.



Shared rear garden, mainly laid with lawn.



Residents's permit holder parking (restricted hours).



Located in sought after Morningside.



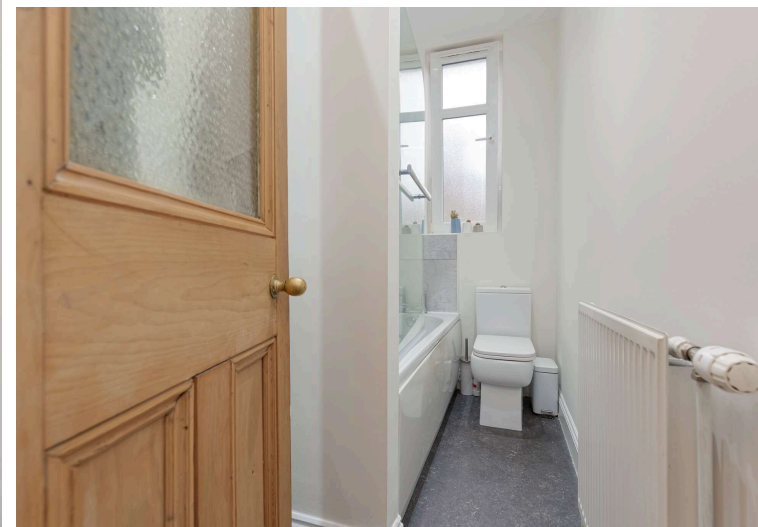
An array of shops and local amenities within walking distance.



EPC Rating - C



Council Tax Band - C



The bright, modern fitted kitchen benefits from natural light provided by the cupola, with wall and base mounted cabinetry and worktops, along with ample space for a breakfast table and chairs. The kitchen appliances comprise; gas hob, electric oven, washing machine, dishwasher and a freestanding fridge/freezer. There are two engaging and well-proportioned double bedrooms, both with soft fitted carpets. A deep storage cupboard is located in double bedroom 1 and there are two further cupboards in the hall. The bathroom completes the internal accommodation with a bath (shower and shower screen over), WC and wash hand basin. Heating and hot water is provided by gas central heating and there is double glazing. Externally there is a shared garden to the rear of the property, accessed via the communal stair, mainly laid with lawn. Unrestricted parking and time zoned parking is available on the surrounding streets.





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, independent shops, delicatessens, bars and restaurants, Morningside offers an abundance of local amenities including a Waitrose, a Marks and Spencer, library and a health centre. The family owned Dominion Cinema and Churchhill Theatre are within walking distance.

For the outdoor enthusiast, the beautiful green spaces of the Hermitage of Braid, Braidburn Park and Blackford Hills are nearby. There are many local golf courses, tennis courts and Hillend Ski Centre to name but a few.

It is ideally situated for Napier University's Merchiston Campus, Kings Buildings and Edinburgh Royal Infirmary. The property is in catchment for South Morningside Primary, St Peter's RC Primary School, Boroughmuir High School and St Thomas of Aquin's RC High School. George Watson's College is also within walking distance.

Multiple bus routes travel into town and across the city. The city bypass, M8, M9 and airport are all within easy reach.

EXTRAS

All light fittings, fitted flooring, gas hob, electric oven, washing machine, dishwasher and freestanding fridge/freezer are included in the sale price.

HOME REPORT VALUATION: £320,000

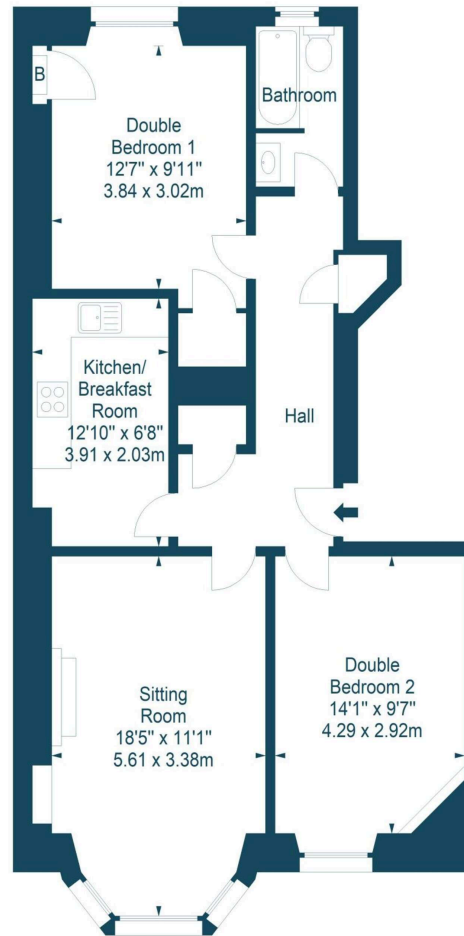




Comiston Road,
Edinburgh, EH10 6AG



Approx. Gross Internal Area
757 Sq Ft - 70.33 Sq M
For identification only. Not to scale.
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Third Floor

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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.