



Solicitors & Estate Agents










Offers Over
£325,000

110/4 Comiston Road

Morningside | Edinburgh | EH10 5QL

This generously proportioned and beautifully presented traditional first-floor flat is set within a prime and highly convenient location, close to an excellent selection of local amenities, cafés and shops, as well as superb transport links. Combining classic period charm with modern fixtures and fittings, the property offers stylish, comfortable living and will particularly appeal to professionals.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Zoned Permit Parking
-  Communal Rear Gardens
-  EPC Rating – C
-  Council Tax Band - C



Description

The accommodation is accessed via a welcoming hallway which provides useful storage provisions and access to all rooms. To the front of the property is an impressive bay-windowed reception room, filled with natural light and showcasing attractive original features including ornate cornicing, a decorative ceiling rose and an elegant fireplace. Soft carpeted flooring completes this inviting living space. The stylish kitchen is well equipped with an excellent range of contemporary wall and base units, complemented by a breakfast bar ideal for casual dining. Black subway tiling adds a modern edge to the splashback areas, while integrated appliances include a hob, oven, fridge freezer, dishwasher and washer/dryer, ensuring a sleek and functional finish. There are two well-presented double bedrooms, both enjoying a peaceful rear-facing aspect away from the main street, providing calm and comfortable accommodation. The bathroom is fitted with a white three-piece suite, featuring a shower over the bath and tiled surrounds.



Extras

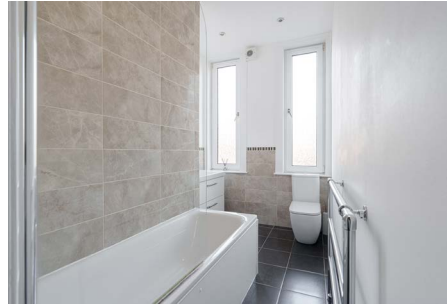
The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Externally, residents benefit from a well-maintained communal garden to the rear, offering a pleasant outdoor space. Zoned Permit and metered parking is available within the surrounding area.

Viewing

By appointment through Neilsons (0131 625 2222).



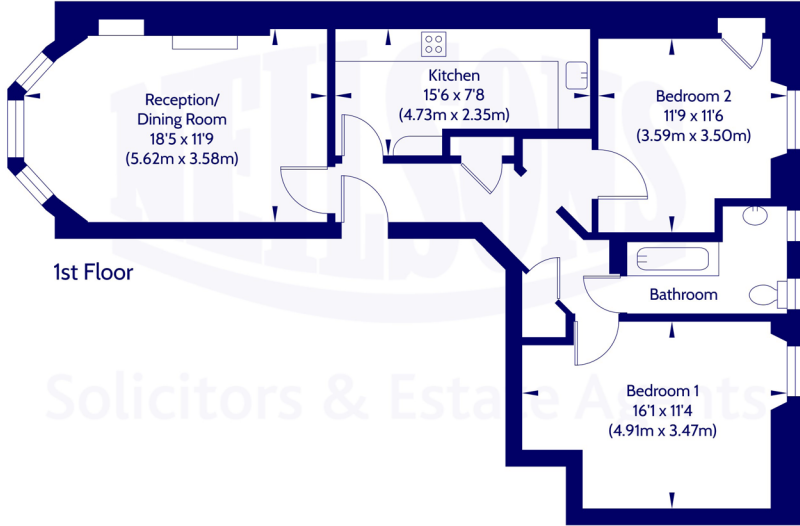


Location

The property is situated between the highly desirable districts of Morningside and Comiston. The area offers an abundance of superb amenities, including a fabulous assortment of coffee shops, restaurants and bars. A Waitrose supermarket and Marks and Spencer's Food Hall are located within close proximity and are open seven days a week. The iconic Dominion Cinema and Churchill Theatre are also both located within easy walking distance. A regular bus services runs from this area to the City Centre and for those commuting by car the City Bypass is close at hand which links the main Scottish motorway network. For the outdoor enthusiast pleasant walks can be enjoyed on Blackford Hill, along the Hermitage of Braid and up to the Braid Hills. An excellent selection of Golf Courses are also nearby including Braid Hills and Merchants of Edinburgh.



Approx. Gross Internal Floor Area 72 Sq M / 780 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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