



CULLERTON'S

ESTATE AGENTS | PROPERTY CONSULTANTS

10 COMISTON GARDENS

MORNINGSIDE, EDINBURGH
EH10 5QH



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VIEWINGS: BY APPOINTMENT
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Property Summary

Occupying the ground floor of a traditional tenement in highly desirable Morningside, this spacious two-bedroom main-door flat combines generous high-ceilinged proportions and elegant period features with tasteful contemporary décor. The accommodation includes a bright living room with a living-flame fire and southwest-facing bay window, a sociable dining kitchen with direct access to the communal rear garden, two rear-facing bedrooms, a modern bathroom, and a separate second WC. A private southwest-facing front garden adds further appeal, while the peaceful city setting places excellent amenities, well-regarded schools, green spaces, and priority on-street parking within easy reach.

Extras: All fitted floor coverings, window coverings, and light fittings are included in the sale.

Features

- Peaceful, highly desirable city setting
- Characterful two-bedroom main-door garden flat
- Entrance vestibule and hall with storage
- Southwest-facing living room with elegant period features, storage, and a living-flame fire
- Sociable dining kitchen with direct communal garden access
- Two rear-facing bedrooms, one double and one single/study with storage
- Modern bathroom with a shower-over-bath and second separate WC
- Private southwest-facing front garden and communal rear garden
- Priority on-street parking area B2
- Gas central heating
- Home Report Value - £350,000





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*Southwest-facing living room with
elegant period features, storage, and
a living-flame fire*



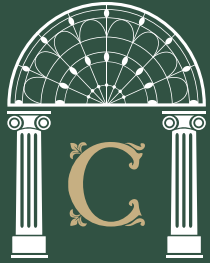




*Private southwest-facing front
garden and communal rear garden*







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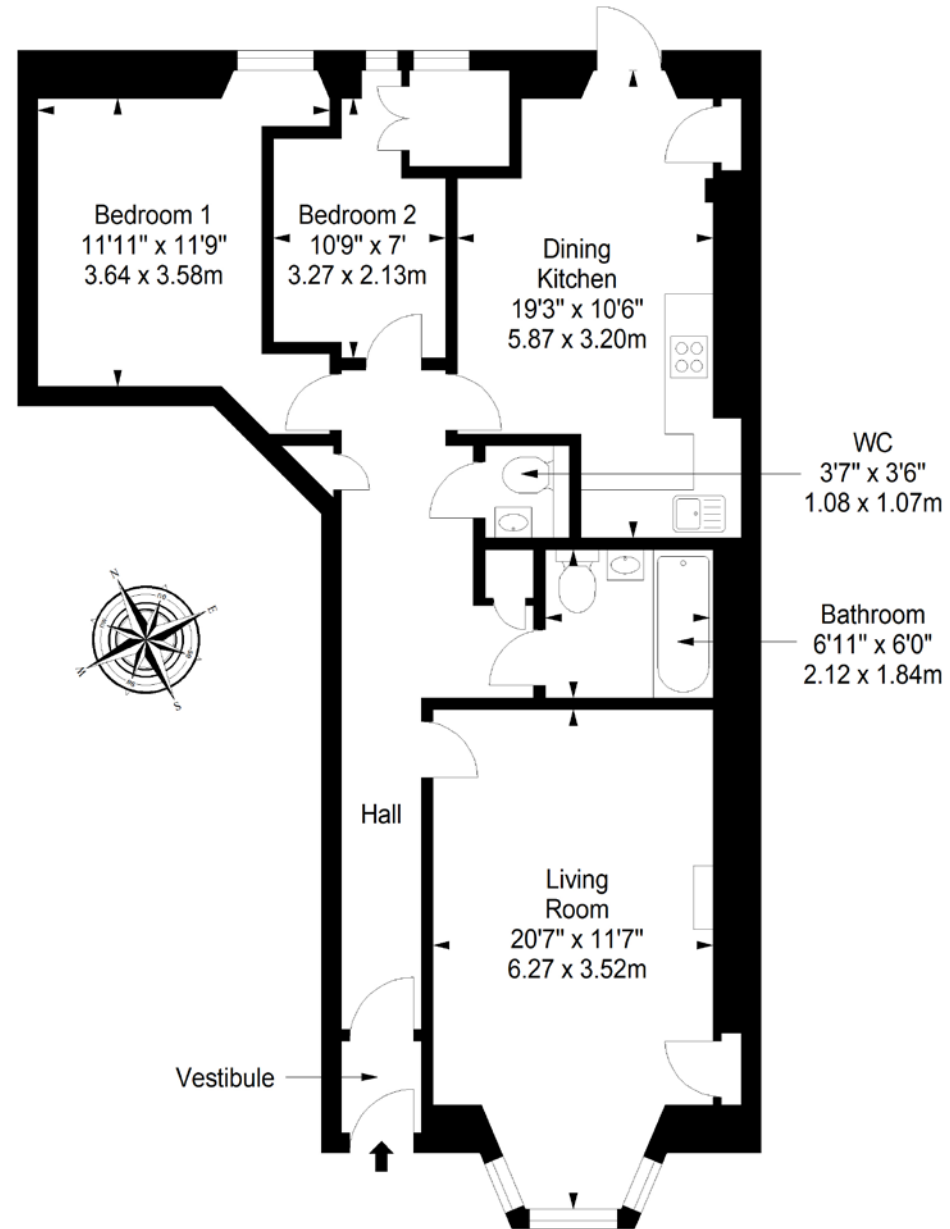


DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Ground Floor

Approx. 78.6 sq. metres (846.1 sq. feet)



Total area: approx. 78.6 sq. metres (846.1 sq. feet)