

COULTERS[©]

114/8 COMISTON ROAD

MORNINGSIDE, EDINBURGH, EH10 5QL

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Occupying a coveted location within Edinburgh's prestigious Morningside, this charming two bedroom traditional apartment boasts classical proportions and period details. Situated on the third floor, the accommodation is presented in excellent condition throughout and has a practical layout with a bright triple aspect.

Upon accessing the property, there is a welcoming entrance hall which is home to a handy storage cupboard. The beautiful sitting room has a large bay window, elegant cornicing and a feature fireplace.



KEY FEATURES



Third floor flat within traditional tenement.



Immaculately presented with two bedrooms.



Well-kept shared gardens to the rear.



Permit parking available.



Excellent schools nearby.



Fantastic Morningside amenities on the doorstep



EPC Rating - D



Council Tax Band - C



To the rear of the flat, the generous dining kitchen is perfect for both cooking and entertaining, with ample worktop and cupboard space as well as room for dining furniture.

Bedroom 1 is a very spacious double which has a convenient recess for wardrobes. There is also a smaller, second bedroom which is also perfect for a home office, and a stylish bathroom suite with sleek metro tiling, bath with shower over, sink with storage drawers built-in, WC and heated towel rail.

The accommodation has the benefit of gas central heating and double glazing.

There is a shared garden to the rear of the building, mainly laid to lawn with drying line, established bushes and shrubs. Permit holder parking is available.





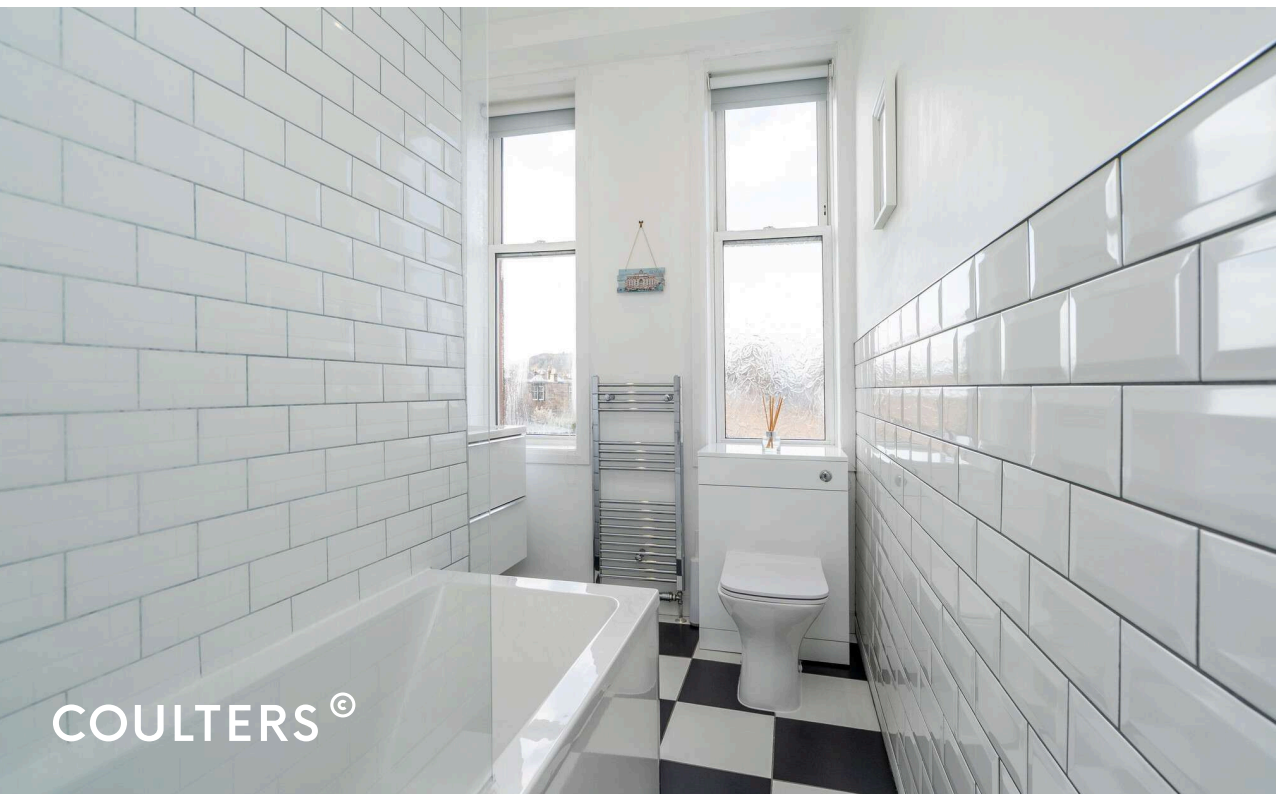
THE LOCAL AREA

Morningside is one of Edinburgh's most fashionable and sought-after residential areas, situated just southwest of the city centre. The area offers an exceptional range of local amenities, including an outstanding choice of cafes, bars, restaurants, bistros, independent shops, galleries and boutiques. Morningside retains a distinctive village-like atmosphere, while also boasting the famous Dominion Cinema, several theatres and major supermarkets including Waitrose and M&S. Nearby, the Hermitage of Braid, Blackford Hill and Braidburn Park provide extensive green spaces, and golfers are well catered for with courses at The Merchants, Mortonhall and the Braid Hills Golf Centre.

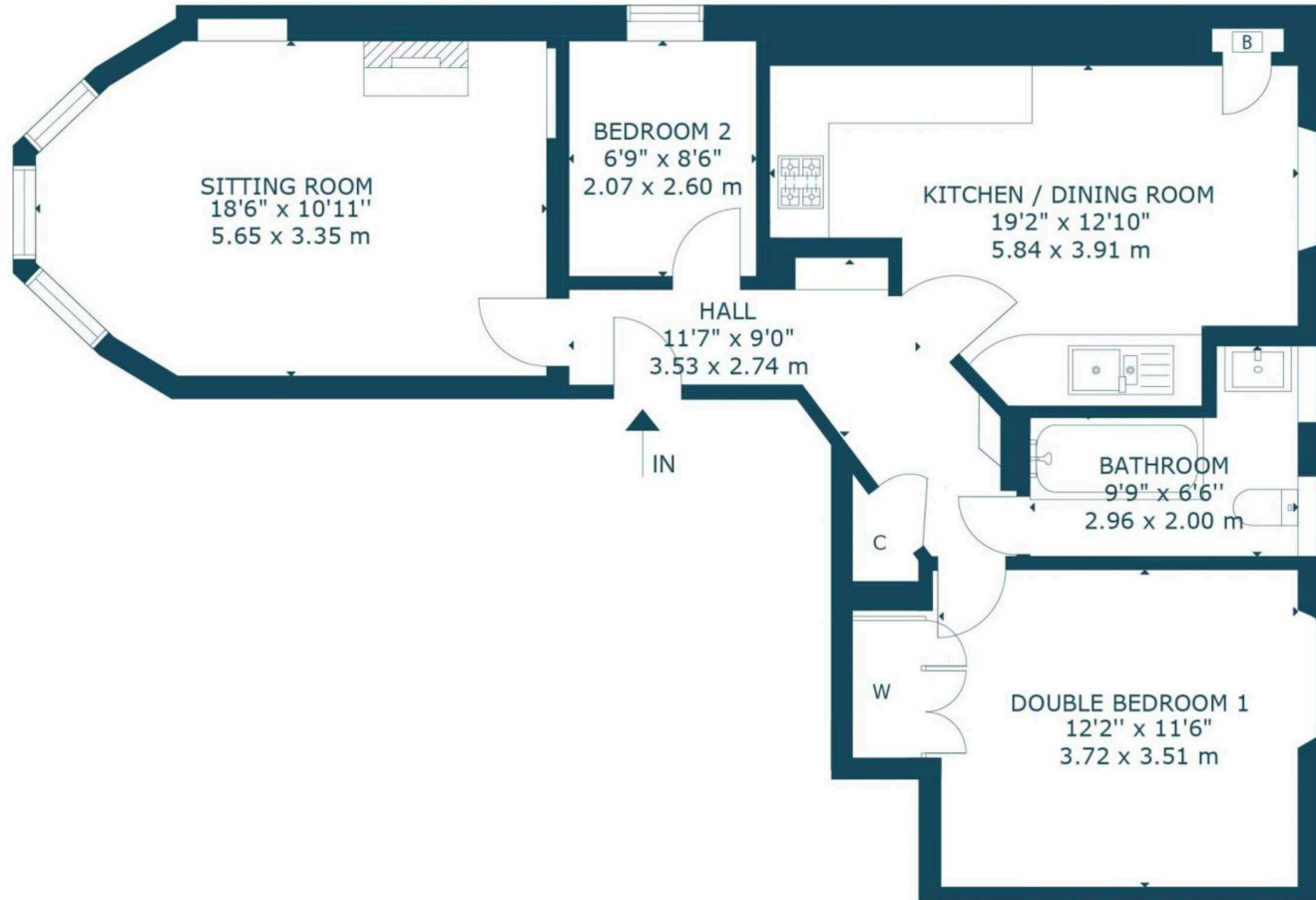
Morningside is well-situated for access to Napier University and the University of Edinburgh, both within walking distance. There are highly regarded primary and secondary schools in the area including South Morningside Primary School (which is just next door) and Boroughmuir High School. George Watson's College is also situated close by. Multiple bus routes travel up Morningside Road towards the City Centre and there are extensive walkways and cycle routes available.

EXTRAS

All fixtures and fittings, including blinds, light fittings, fitted flooring and white goods, are included in the sale price.







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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 710 SQ FT / 66 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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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.