

Jardine Phillips
Solicitors • Estate Agents

MORNINGSIDE

69 COMISTON DRIVE
EH10 5QS



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EPC RATING: E

OFFERS OVER £750,000

PROPERTY DESCRIPTION

- Vestibule leading to hallway with stunning stained glass windows, a handsome staircase to the upper floor and understairs storage
- Elegant bay windowed sitting room with feature fireplace with fuel effect gas fire & Edinburgh press
- Formal dining room with feature fireplace, leading to
- Bright sunroom with wood panelling overlooking the rear garden
- Large kitchen/breakfast room with wide range of fitted units & appliances and space for dining with feature shelving
- Handy utility room with door to the rear garden, leading to
- Downstairs shower room with shower, sink & WC
- Principal bay windowed bedroom with fitted wardrobes
- Three further bedrooms
- Contemporary shower room with shower cubicle, vanity sink unit & wc
- Gas central heating from boiler located in kitchen & hot water storage cylinder
- Traditional timber framed sash & case windows with double glazed units
- A wealth of period features including original fireplaces, ornate cornicing, panelled doors, stained glass windows, original staircase with balustrading & stripped wood floors
- Sunny, south facing rear garden with paved patio and large lawn surrounded by trees & shrubs, with burn at the end of the garden
- Off street parking on driveway to front



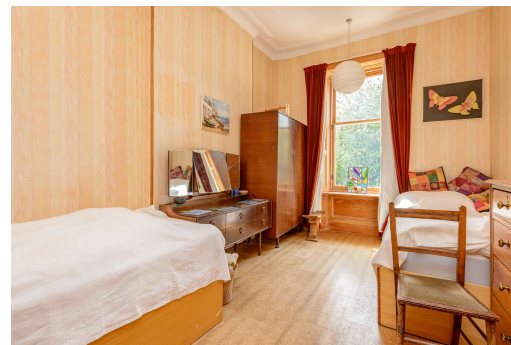
VIEWING

Sun 2-4pm or pls call

Jardine Phillips

0131 4466850





TRADITIONAL FOUR BED VICTORIAN TERRACED VILLA IN PRESTIGIOUS MORNINGSIDER - NOW REQUIRING SOME UPGRADING

Located in this very popular suburb of Edinburgh is this wonderful period property with spacious accommodation comprising a bay windowed lounge with feature fireplace, a formal dining room leading to a sunroom overlooking the rear garden, a spacious kitchen/breakfast room, handy utility room & downstairs shower room. Upstairs there are four bedrooms and a family bathroom. The property has off street parking to the front and a good-sized south facing rear garden. Now requiring some refurbishment to bring it up to date. In the catchment for excellent schools and with the amazing amenities of Morningside close by, this would make a fabulous family home.

AREA

Morningside is a very prestigious area in the south of the city which offers a wide range of supermarkets (including Waitrose and M&S Simply Food), independent retailers, speciality food stores, coffee shops, bars & restaurants. Local schooling is well-renowned and the property is in the catchment for South Morningside & St Peter's RC Primary Schools and Boroughmuir High School and is walking distance to George Watson's. There are superb amenities within a short walk or bus ride, including a library, the very popular independent Dominion Cinema & Church Hill Theatre. There are a good range of gyms/leisure facilities and golf courses a short drive away and the property is also well placed for lots of walks and open spaces including Morningside Park, Craiglockhart Hill, Hermitage of Braid, Braid Hills and Braidburn Valley Park. There is easy access both into town, via the numerous bus

services, and out of town to the city bypass and the motorway network beyond.

EXTRAS

The blinds/curtains, light fittings, gas hob, double oven, cooker hood, dishwasher, freestanding fridge/freezer, washing machine & tumble dryer are included in the sale.

HOME REPORT VALUATION

£775,000



Sitting room	17'8 x 13'6 (5.38 x 4.11m)
Dining room	14'9 x 10'2 (4.50 x 3.10m)
Sunroom	7'4 x 4'9 (2.24 x 1.45m)
Kitchen/breakfast room	22'4 x 10'4 (6.81 x 3.15m)
Bedroom 1	17'7 x 13'6 (5.36 x 4.11m)
Bedroom 2	15'1 x 10'1 (4.60 x 3.07m)
Bedroom 3	14'11 x 10'4 (4.55 x 3.15m)
Bedroom 4/study	9'5 x 7'2 (2.87 x 2.18m)

Comiston Drive, EH10 5QS

 SquareFoot

Approx. Gross Internal Area
1754 Sq Ft ~ 162.95 Sq M
For identification only. Not to scale.
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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any dosing date. The sellers reserve the right to sell without imposing a dosing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

