



144/12 Comiston Road, Edinburgh, EH10 5QW



## Welcome

Welcome to Comiston Road, this well-presented second floor retirement apartment forms part of a sought-after, purpose-built retirement development located in the desirable Morningside area of Edinburgh, close to an abundance of local amenities and transport links. Designed for comfortable and secure later living, the property benefits from lift access to all floors, secure entry system, communal landscaped gardens and Careline support. There is also residents' parking available, subject to availability. An early viewing is recommended.

- Reception hallway
- Living room
- Fitted kitchen
- Two bedrooms
- Shower room
- Double glazing
- Electric heating
- Secure entry and Careline alarm systems
- Residents parking (unallocated)
- Well-maintained communal grounds
- Lift access to all floors
- Residents must be capable of independent living, a single occupier must be over 60 years of age, while for a couple, one must be over 55 and the other over 60





## Comiston

Morningside is a very popular area in the south of the city which offers an excellent range of supermarkets (including Waitrose and M&S Simply Food), independent retailers, coffee shops and speciality food stores. There are also numerous bars & restaurants available both in Morningside and nearby Bruntsfield and superb amenities including a library, the very popular independent Dominion Cinema and Church Hill Theatre. There are a range of gyms/leisure facilities a short drive away. The flat is also well placed for lots of walks and open spaces including 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.

## Extras

The white goods, curtains and fitted floor coverings are included. The development is factored by Trinity Factors with an approximate annual fee of £1,920 which includes a block buildings insurance. Further information on the factors can be found via the factor's website. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.

# Get in touch

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Property Hub:

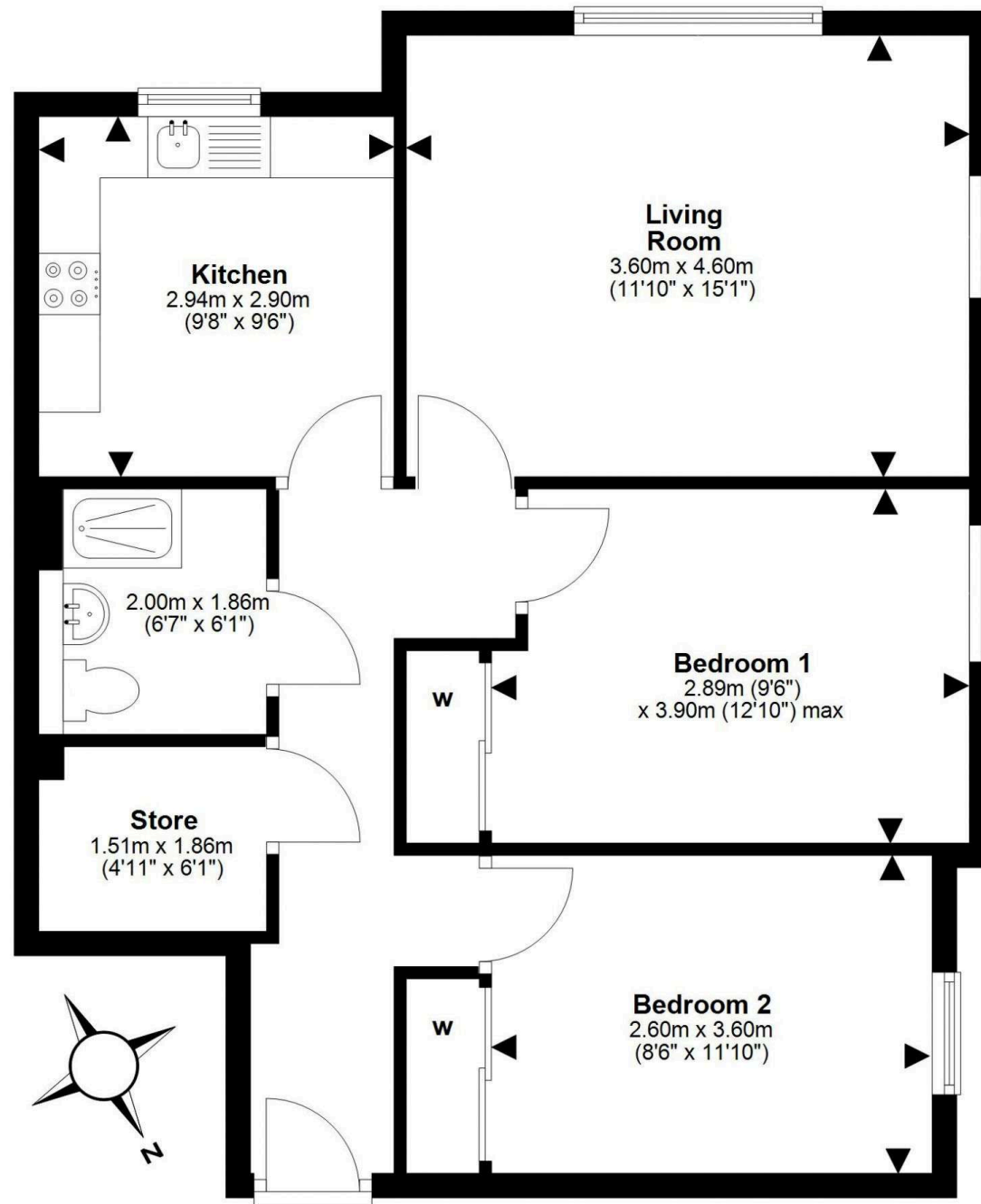
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ

 **CHARTERED FIRM**

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.