

MORNINGSIDE
144/14 COMISTON ROAD
EH10 5QW



EPC RATING: D

OFFERS OVER £163,000



WELL PRESENTED TWO BED SECOND FLOOR RETIREMENT FLAT WITH WONDERFUL VIEWS, CLOSE TO PRESTIGIOUS MORNINGSIDE

This superb two bed flat, with a reasonable management fee, would make a great home for any retiree. Neutrally decorated & carpeted throughout and ready to move into - perfect for buyers to put their own stamp on. Minutes from great local shopping and on a busy bus route to the array of amenities available in Morningside, Bruntsfield and the city centre. A good range of wide-open spaces, leisure facilities and golf courses also available nearby.

VIEWING

By Appointment 01314466850

PROPERTY DESCRIPTION

- Hallway with roomy walk-in cupboard housing hot water tank
- Bright & open dual aspect sitting/dining room with feature fireplace with coal effect fire and open outlook
- Good sized kitchen with great range of contemporary units & appliances and space for a small breakfast table
- Two double bedrooms, one with fitted wardrobes
- Large shower room with modern walk-in shower, wall hung sink unit & wc
- Electric heating & timber framed double glazed windows Lift & secure entry system
- Unallocated residents' parking & landscaped communal gardens surrounding

the development

- Residents must be capable of independent living and a single occupier must be over 60 years of age, while for a couple, one must be over 55 and the other over 60 Managed by
- Trinity Factors at a charge of approx. £142pcm to cover 24 hour careline, general maintenance, lift, window cleaning, communal gardens, stair cleaning & block buildings insurance

AREA

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, speciality food stores, coffee shops, bars & restaurants. There are superb amenities available just a short bus ride or drive away, including a library, the very popular independent Dominion Cinema & Church Hill Theatre, together with a good range of gyms, golf courses & leisure facilities. 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 and the motorway network beyond.

EXTRAS

The blinds/curtains, light fittings, electric hob, electric oven, cooker hood, freestanding fridge freezer and washing machine are included in the sale.

HOME REPORT VALUATION

£165,000

Sitting/dining room	15'2" x 11'10" (4.62 x 3.61m)
Kitchen	9'5" x 8'7" (2.87 x 2.62m)
Bedroom 1	14'1" x 8'4" (4.29 x 2.54m)
Bedroom 2	11'11" x 10' (3.63 x 3.05m)

Contact:

205 Morningside Road Edinburgh EH10 4QP
 T • 0131 446 6850 E • info@jardinephillips.com
 F • 0131 446 6859 DX 503238 ED64

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 closing date. The sellers reserve the right to sell without imposing a closing 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.

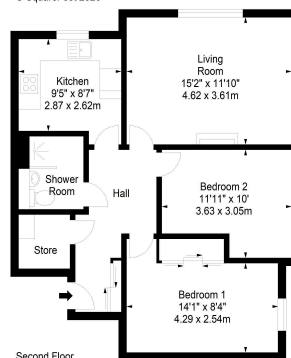
None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition.

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

Comiston Road,
Edinburgh,
Midlothian, EH10 5QW

Approx. Gross Internal Area
693 Sq Ft - 64.38 Sq M

For identification only. Not to scale.
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