

COULTERS[®]

1/3 COLMESTONE GATE

COMISTON, EDINBURGH, EH10 6QP

 3 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

1/3 Colmestone Gate is a bright, attractive and well proportioned first floor three bedroom flat, forming part of an established development in the sought after area of Comiston, to the south of the city centre.

The home has been a much loved home for the current owner for over 23 years, but it is now ready for it's exciting next chapter of ownership.

The spacious, west facing sitting room is filled with natural light which floods in from the window and French doors which open on to a Juliette balcony. A mantelpiece (with electric fire) creates a lovely focal point in the room.



KEY FEATURES



Bright, attractive and engaging first floor flat.



Three double bedrooms, one with en-suite shower room.



Beautifully maintained landscaped communal grounds.



Garage and residents' parking.



Located in the leafy area of Comiston to the south of the city.



Local shops and amenities within walking distance.



EPC Rating - B



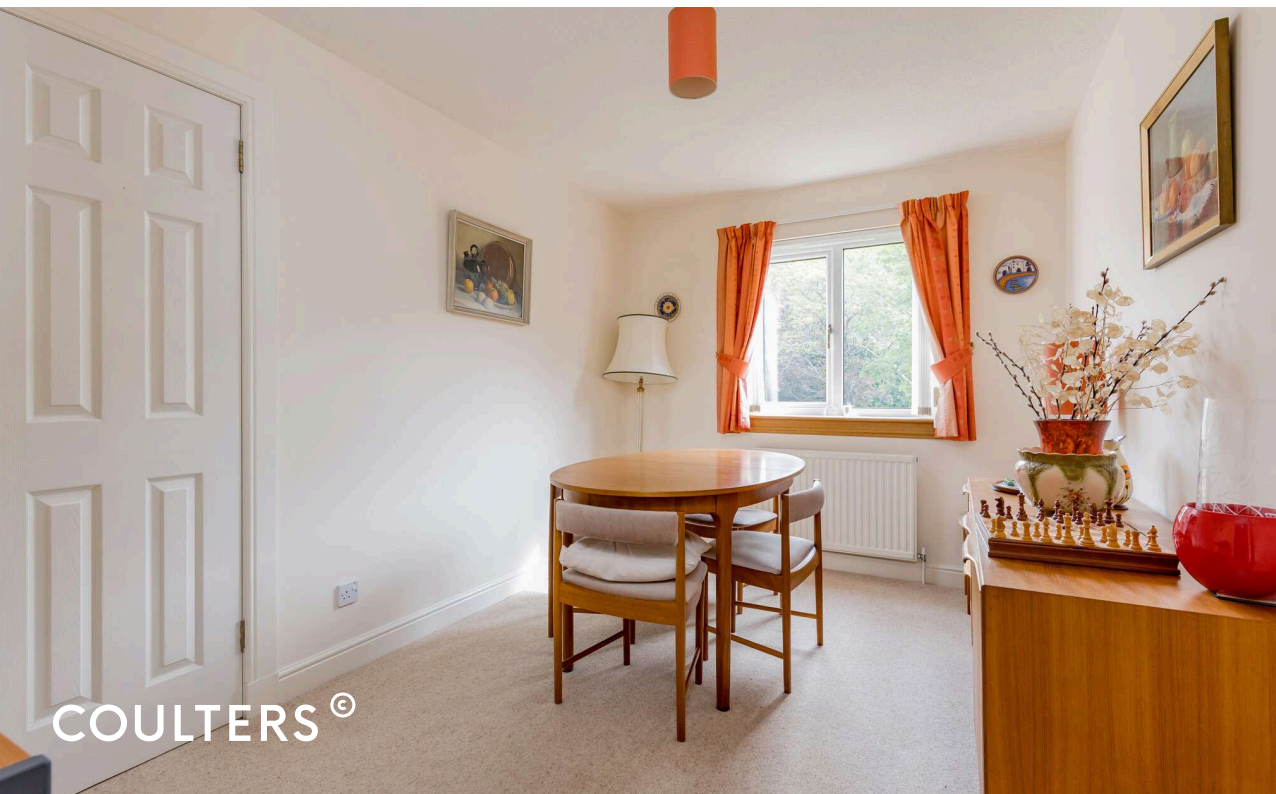
Council Tax Band - F



The kitchen / dining room is fitted with wall and base mounted cabinetry and a granite effect worktops, with space for a table and chairs. The integrated appliances comprise: John Lewis electric hob, extractor hood, Neff oven, dishwasher, washer/dryer and there is a free standing fridge/freezer. Situated to the rear, with an outlook over the delightful landscaped communal grounds, double bedroom one benefits from both built-in mirrored wardrobes and an en-suite shower room (with a corner shower enclosure, WC and wash hand basin). There are two further double bedrooms, of which one (currently used as the dining room) also has fitted wardrobes. Two storage cupboards are located in the hall. Completing the internal accommodation, the bathroom has a shower over the bath, WC and wash hand basin. Heating and hot water is provided by gas central heating and there is double glazing.

Externally, there are well kept communal grounds. The property also has a single garage (2C) which benefits from power and lighting, in addition to an electric, remote control door. Residents parking is also available within the development and unrestricted parking is found on the surrounding streets.





THE LOCAL AREA

Comiston is a desirable residential district that lies to the south of Edinburgh's city centre. The location is ideally placed for access to a wealth of green space, with the Hermitage of Braid and Braidburn Valley Park both a short walk away. Mortonhall Golf Club is just around the corner, while the Braid Hills and Pentland Hills are also close by, offering excellent opportunities for outdoor pursuits.

Nearby Morningside offers a vibrant mix of independent cafés, delicatessens, boutiques, restaurants and bars, alongside more extensive shopping options including a Waitrose and a Marks & Spencer Simply Food. A number of larger supermarkets are situated within a five minute drive and Straiton Retail Park is also within easy reach.

The property is in catchment area for St. Mark's RC Primary School, Pentland Primary School, St Thomas of Aquin's RC High School and Firrhill High School, while a number of Edinburgh's most respected private schools, including George Watson's College and George Heriot's School, are also easily accessible.

EXTRAS

All blinds, light fittings, fitted flooring and integrated kitchen appliances are included in the sale price. Some additional items of furniture may be available by separate negotiation.

The factors are Myreside Management and the factoring fee is approximately £900-£1,000 per annum.

HOME REPORT VALUATION: £390,000



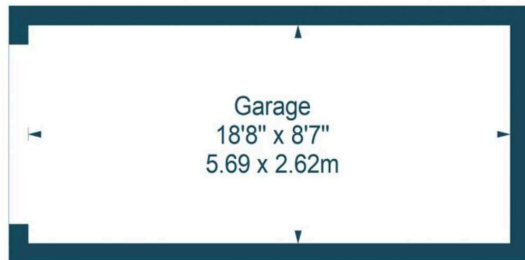
Colmestone Gate,
Edinburgh,
Midlothian, EH10 6QP



Approx. Gross Internal Area
1032 Sq Ft - 95.87 Sq M
Store

Approx. Gross Internal Area
103 Sq Ft - 9.57 Sq M
Garage

Approx. Gross Internal Area
159 Sq Ft - 14.77 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



First Floor

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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.