

# Jardine Phillips

Solicitors • Estate Agents

## MORNINGSIDE

26 1F1 COMISTON ROAD  
EH10 5QE



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EPC RATING: D

OFFERS OVER £310,000

## PROPERTY DESCRIPTION

- Hallway with handy storage cupboard
  - Bay windowed sitting room with feature fireplace, open shelving Edinburgh press & beautiful cornicing
  - Kitchen/dining room with wide range of fitted units & appliances and a larder cupboard
  - Two good sized double bedrooms
  - Bathroom with bath with electric shower over & tongue & groove panelling, sink & wc
  - Boxroom - would make a great study, accessed from both the sitting room & hallway
  - Gas fired central heating from combi boiler located in the kitchen
- Timber framed single glazed windows
  - Well maintained communal rear garden with expansive lawn surrounded by trees & shrubs
  - Residents' permit parking



## VIEWING

Sun 2-4pm or pls call

Jardine Phillips

0131 4466850





## SPACIOUS TWO BED FIRST FLOOR TRADITIONAL FLAT, NOW REQUIRING SOME UPDATING, IN CATCHMENT FOR EXCELLENT SCHOOLS

Located minutes from all the wonderful amenities of Morningside is this large apartment which would make a great home for first time buyers, sharers, professionals or a young family, being in the catchment for the ever-popular South Morningside Primary & Boroughmuir High School. The accommodation now requires a degree of updating but has good sized rooms including a lovely bay windowed sitting room with feature fireplace & Edinburgh press, a large kitchen/diner, two double bedrooms and a bathroom. There are excellent transport links nearby both into and out of the city, together with access to a wide array of retail & lifestyle amenities to suit all buyers.

### AREA

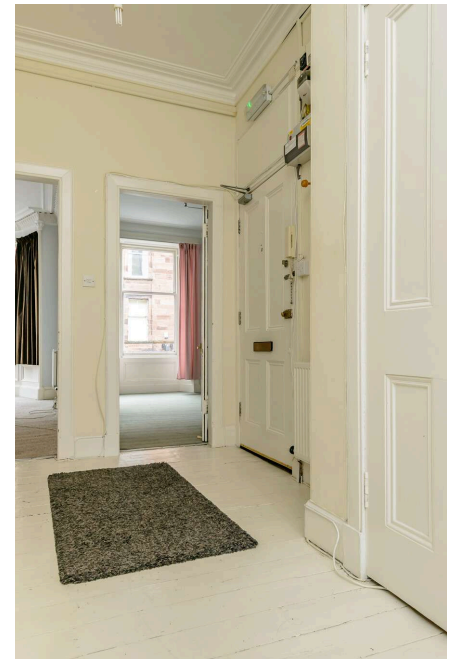
Morningside is a very prestigious area in the south of the city which offers a wide range of supermarkets (including Waitrose and M&S Simply Food), independent retailers, speciality food stores, coffee shops, bars & restaurants. Local schooling is well-renowned and the property is in the catchment for 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 few minutes' walk, 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 flat is also well placed for lots of walks and open spaces including Morningside Park, Blackford Hill & Pond, 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, oven, extractor fan, fridge, freezer, washing machine & tumble dryer are included in the sale.

### HOME REPORT VALUATION

£330,000

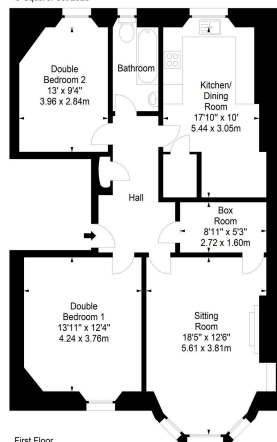


Sitting room	18'5 x 12'6 (5.61 x 3.81m)
Kitchen/dining room	17'10 x 10' (5.44 x 3.05m)
Bedroom 1	13'11 x 12'4 (4.24 x 3.76m)
Bedroom 2	13' x 9'4 (3.96 x 2.84m)
Boxroom	8'11 x 5'3 (2.72 x 1.60m)

Comiston Road,  
Edinburgh,  
Midlothian, EH10 5QE



Approx. Gross Internal Area  
920 Sq Ft - 85.47 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 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.

