



35/5 Comiston Road

Morningside, Edinburgh, EH10 6AB



VMH ESTATE AGENTS



A beautifully presented second-floor Victorian apartment in sought-after Morningside

- Sitting room with bay window
- Modern kitchen/dining room
- Double bedroom
- Bathroom with white suite
- Versatile box room
- Large attic for additional storage
- Excellent, sought after location
- Well maintained communal garden
- Permit parking
- Double glazing & gas central heating

Offers Over:

£280,000



 Freehold

Further information can be found in the home report.



About the Property

Beautifully presented 2nd floor apartment, forming part of a traditional Victorian tenement building, located in the highly sought after Morningside area.

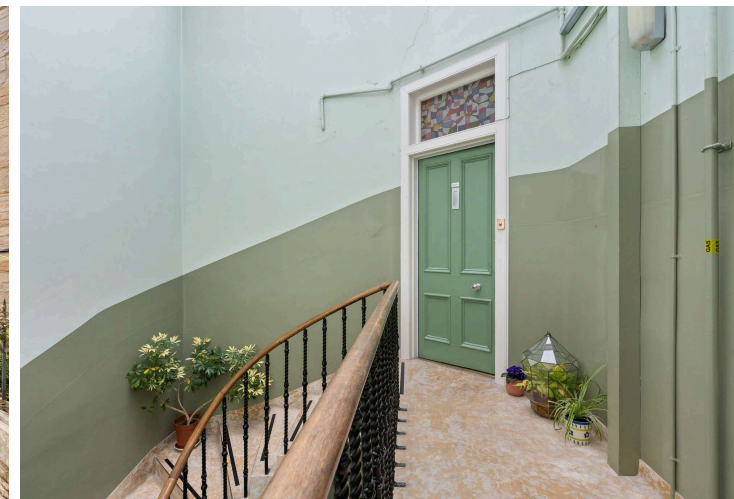
Accessed by way of a very well-maintained communal hall and stair, this bright and spacious property is complemented by many fine period features. The bay windowed sitting room enjoys a westerly aspect, as does the well-proportioned bedroom. There is a family bathroom with a 3-piece white suite and a versatile box room, perfect as a home office or nursery. To the rear is a modern kitchen with ample space for a dining table. In addition to the two large hall storage cupboards there is also access to a large attic.

Externally the shared garden is well maintained, and residents' on-street permit holder parking is available close by.

Extras

All fitted floor coverings, blinds, light fittings, oven, gas hob, extractor hood, fridge/freezer, dishwasher and washing machine are included in the sale price, sold as seen.





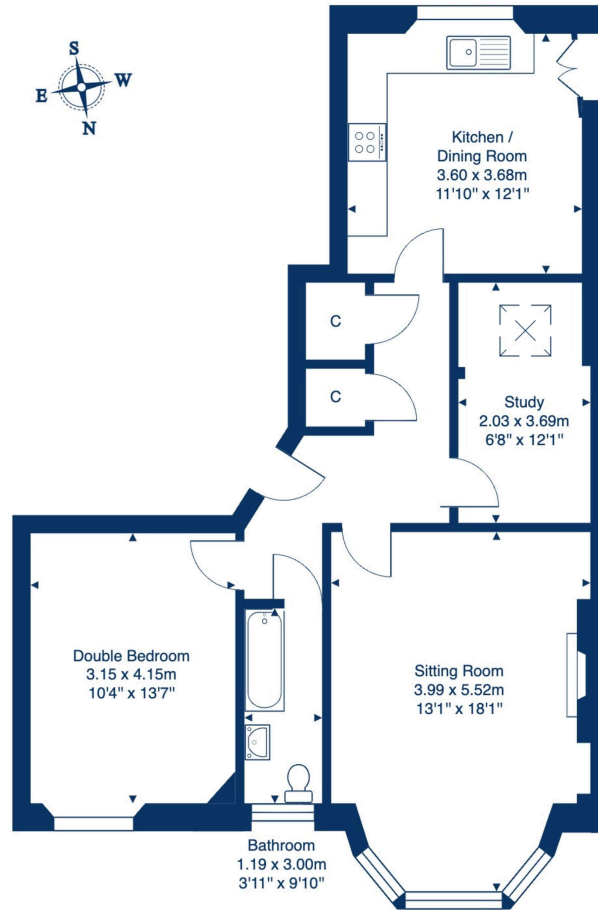
📍 Location

Morningside is a sought-after location with a wonderful cosmopolitan feel and offers an abundance of amenities, including specialist shops, boutiques, eateries, bars, restaurants, banking facilities and Post Office services. Waitrose supermarket and Marks and Spencer's Food are located on Morningside Road whilst more extensive shopping can be found a short drive away. The property is within catchment of highly regarded South Morningside and St Peter's RC primary schools, and the top performing Boroughmuir High School. The excellent George Watson's College and Edinburgh University (King's Buildings) are within easy walking distance.



Floor Plan

35/5 Comiston Road, Edinburgh, EH10 6AB



Second Floor

Total Area: 70.5 m² ... 759 ft²

All measurements are approximate and for display purposes only.



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Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

 **0131 622 2626**

 **property@vmh.co.uk**

 **vmh.co.uk**

 **DX: 552210, Edinburgh 68**

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