

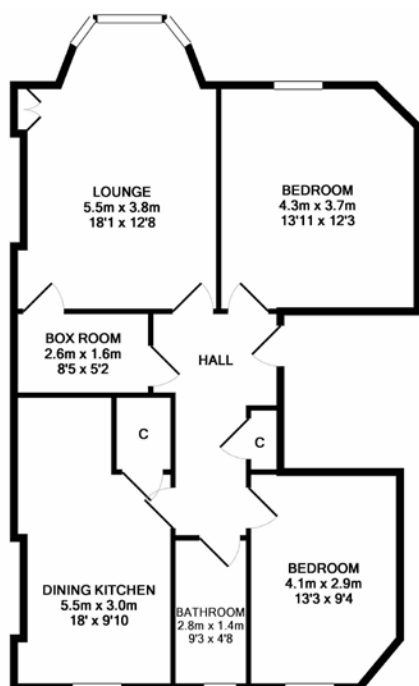
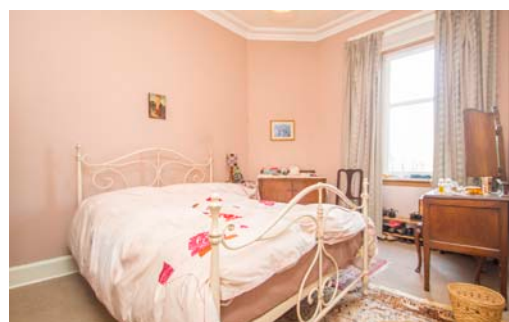
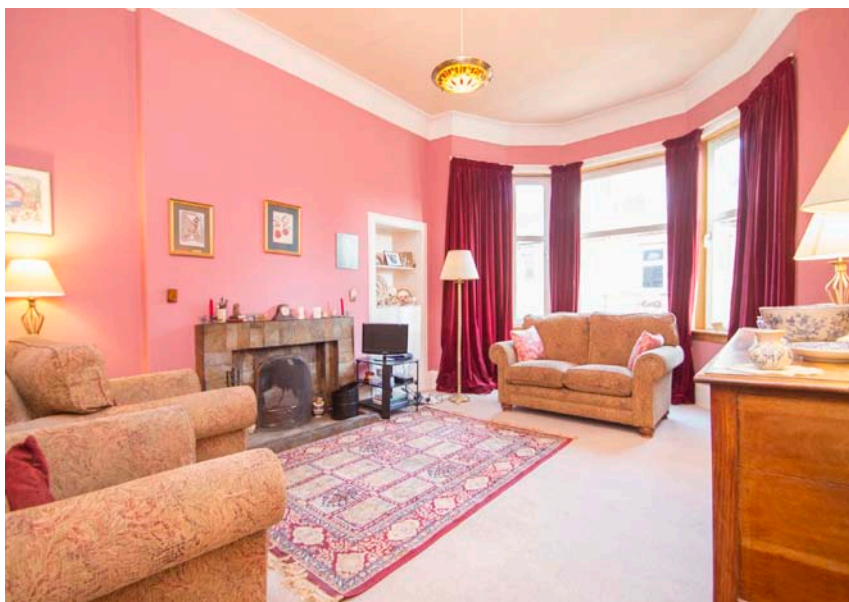
26 (3F1) Comiston Road, Edinburgh, EH10 5QE



For Sale



Superb sized and attractive 3rd (top) floor flat forming part of a well maintained Victorian built tenement. Hallway, elegant bay window lounge with open outlook towards Arthur's Seat, modern fitted dining kitchen, 2 double bedrooms and bathroom with electric shower above bath. Original period features. Gas central heating and double glazing. Secure entryphone system. Prime location.



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2018

26 Comiston Road lies approximately 3.5 miles south of Princes Street and is therefore ideally placed for those working within the city centre with a regular bus service available on Comiston Road. Alternatively a number of major access roads including the A720 Edinburgh City By-Pass allow for ease of commuting out with the area. Within the immediate vicinity there is an abundance of amenities to meet everyday needs including a cosmopolitan range of shops, Waitrose Supermarket, M & S Simply Food, Sainsbury's Local, Tesco Express, coffee shops, banks, post office, library and medical centre along with highly acclaimed schools including South Morningside Primary. Recreational needs are well provided for by way of public parks, Dominion Cinema, Churchill Theatre and a wide range of bars and restaurants with the nearby Blackford and Braid Hills allowing for a wide range of outdoor pursuits.

Energy Performance Rating C

Viewings

Please see ESPC website or call agent on 0131 226 9167

