



This is a bright and spacious two bedroomed flat on the second floor of a modern apartment block in a quiet cul-de-sac in Comiston, an extremely popular residential area, which lies about four miles south of the city centre.

Comiston has excellent public transport services to and from the City Centre and surrounding areas. In addition, the city by-pass provides a swift and easy link with the east and west sides of the city, the A1 south, Edinburgh International Airport and the central motorway network.

There are plenty of green and open spaces for walking and cycling, along with various public and private golf clubs in the area. The Braid Hills, Braidburn Valley Park, the Hermitage of Braid, Craiglockhart, Blackford and Pentland Hills are all within a short radius.

Neighbouring Morningside has an excellent range of small independent shops, restaurants, cafes and bars, as well as a Marks & Spencer food outlet and a Waitrose, whilst Straiton Retail Park and Fort Kinnaird are also within close vicinity.

The local schools have an excellent academic reputation and in the private sector George Watson's and George Heriot's are readily accessible.

Home Report

Please visit: www.allingham.co.uk or www.espc.com

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.





Accommodation

Bright and spacious south facing lounge with bay window, electric fire and dining area

Kitchen fitted with wall and base units electric double oven and hob, freestanding washing machine and fridge/freezer (These items are believed to be in good working order though their condition is not warranted)

Bedroom with ensuite shower room and mirrored wardrobes

Second double bedroom with mirrored wardrobes

Tiled bathroom with 3 piece suite, shower over bath, WC and wash hand basin

Single garage

Residents Parking

Well maintained communal areas

Double Glazing

Electric Heating

Secure Entry Phone System

Extras

Washing machine, fridge/freezer and all carpets, curtains and blinds are included.



ALLINGHAM & CO

traditional values | modern practice

ALLINGHAM & CO OFFICES

MARCHMONT – PROPERTY CENTRE:
134 Marchmont Road, Edinburgh EH9 1AQ
TEL: 0131 447 9341

COLINTON:
9 - 15 Bridge Road, Edinburgh EH13 0LH
TEL: 0131 447 9341

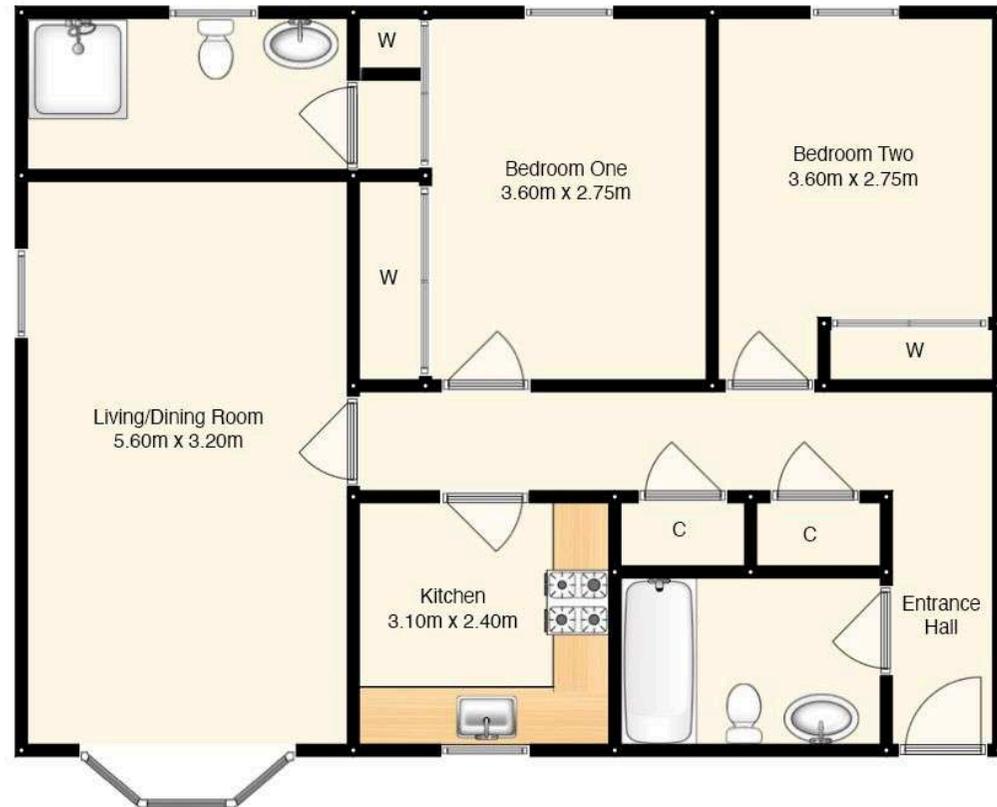
BUCKSTONE:
4A Buckstone Terrace, Edinburgh EH10 6PZ
TEL: 0131 447 9341

Fax Property – 0131 452 9383
Email Property – property@allingham.co.uk

DX 225 Edinburgh

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Approx
66m²

