



PF, 80 Comiston Road  
Monringside, EH10 5QJ

**Deans**   
Solicitors & Estate Agents LLP



## GROUND FLOOR FLAT

- Living Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- Private Front Garden
- Communal Rear Garden
- On-Street Permit Parking
- Gas Central Heating
- EPC Rating - D



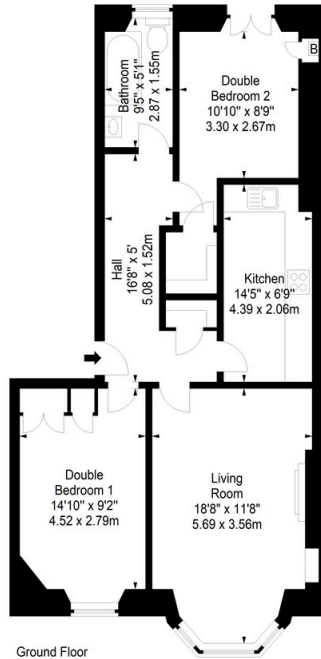
This light and airy ground floor flat is situated in the desirable location of Morningside, just south of Edinburgh city centre. There are a variety of amenities on the door step including supermarkets, cafes, bars, restaurants and boutique shops. There are regular direct bus routes to the Royal Vet College, Edinburgh University and the City Centre. Ideal purchase for the young professionals the accommodation retains many period features and comprises: secure entry phone system, welcoming entrance hallway, attractive and spacious, bay-windowed sitting room with working shutters and feature fireplace, stylish internal breakfast kitchen, two good-sized double bedrooms/one with French doors to the shared rear garden and modern bathroom with shower over bath and underfloor heating. Externally there is a private front garden and neatly maintained, shared garden to the rear with on-street permit parking available. Further benefits include gas central heating throughout. Included in the sale are all floor coverings and curtains, electric hob/oven, washing machine/tumble dryer, separate integrated fridge and freezer, full sized integrated dishwasher and light shades. All appliances are sold as seen with no warranty provided.



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Approx. Gross Internal Area  
748 Sq Ft - 69.49 Sq M  
For identification only. Not to scale.  
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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Your Property People.

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