



1 BED



1 BATH



EPC

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9 (3F2) COMISTON GARDENS

Morningside, Edinburgh, EH10 5QH

DAVIDSONSONS



Introducing a spacious one-bedroom third/top-floor flat, boasting bright and airy interiors with attractive decoration throughout. This property is a period home which forms part of a traditional tenement building in the highly sought-after Plewlands conservation area of Morningside. Set within easy strolling distance of superb amenities, regular bus links, and schools, it is an enviable location in the capital. The flat further benefits from modern styling and period details, coming complete with a large dining kitchen, a quality bathroom, and a study and a box room.

Reached via a shared entrance and stairwell, the flat's front door opens into a neutrally decorated hall that sets the interior standards. The living room is to the left, enjoying light tones and white detailing which serves to emphasise the period cornice work and twin sash windows. It has a spacious footprint for a range of comfy furnishings and a modern fireplace as a focal point for their arrangement. A shelved recess adds another touch of practicality. In the dining kitchen, charcoal-grey cabinetry stands out against a neutral backdrop and complementary worksurfaces. Arranged in an L-shape, it offers ample storage and workspace while leaving plenty of room for a dining table and chairs – perfect for sociable evenings with friends and family. It has additional built-in storage and comes with an integrated oven and gas hob. An undercounter washing machine is also included.

PROPERTY FEATURES

- A third/top-floor flat with attractive interiors
- Part of a traditional tenement building
- Within the Plewlands conservation area
- Welcoming entrance hall
- Spacious living room with modern fireplace
- Well-appointed dining kitchen
- A bright and airy double bedroom
- Study for working from home
- Box room for storage or creative use
- Three-piece bathroom with overhead shower
- Communal garden that is laid to lawn
- Set within a priority parking area (B2)
- Double and secondary-glazed windows
- Gas central heating system





**SPACIOUS LIVING ROOM
WITH MODERN FIREPLACE
AND A WELL-APPOINTED
DINING KITCHEN**







Meanwhile, the double bedroom mirrors the aesthetic of the living area, swapping carpet for carefully maintained wooden floorboards. It is a good-size space with the benefit of an adjacent study and a separate box room which could be used as a walk-in wardrobe. The bathroom also echoes the predominant styling, with light earthy-toned tiles and crisp white décor. It is fitted with a three-piece suite and an overhead shower. The property has gas central heating and traditional sash windows with secondary glazing. The bathroom has a new tilt-and-turn double-glazed window and the kitchen has new double-glazed sash windows and secondary glazing as well. For safety, the home has an interlinked fire alarm system as per government standards.

Outside, there is a lawned communal garden with shared drying facilities. The property also sits with a priority parking area, ensuring resident permit holders have priority to park during set hours of the week.

Extras: all fitted floor coverings, light fittings, integrated kitchen appliances, and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables, services, and/or appliances included in the price, as these are left in a sold as seen condition.



MORNINGSIDE

Lying southwest of Edinburgh city centre, the fashionable suburb of Morningside is cherished for its unique “small-town” feel. Ideally positioned for both swift access into the city and easy escapes to the country, the area is popular with families, professionals and students alike. Bustling Morningside Road is lined with an unrivalled selection of cafés, bistros, and independent shops, as well as a Waitrose and M&S supermarket. With a diverse range of authentic pubs and trendy restaurants, Morningside is the perfect place to relax and unwind. Residents of Morningside are also spoiled for choice when it comes to entertainment with the boutique Dominion Cinema and the Churchhill Theatre offering a varied programme of screenings and live performances all year round. Fitness enthusiasts can visit Craiglockhart Leisure Centre for excellent gym, tennis, and fitness facilities, or for those who prefer the great outdoors, it’s just a short drive to the Pentland Hills Regional Park for hiking, cycling and pony trekking and also the slopes at Midlothian Snowsports Centre. Morningside is renowned for its outstanding range of state schools, as well as its proximity to some of the capital’s finest private schools, including the Edinburgh Rudolf Steiner School and George Watson’s College. The property is within the catchment area of South Morningside Primary School (Comiston Road, Edinburgh), a popular and sought-after school. Morningside enjoys superb transport links across the city, as well as quick and easy access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway networks.



SOLICITORS, ESTATE AGENTS
AND NOTARIES PUBLIC

FOR MORE INFORMATION
PLEASE CONTACT:

T: 0131 558 9999

E: iainhaigh@davidsons-solicitors.co.uk

F: 0131 557 3139

35 Albany Street
Edinburgh
EH1 3QN

DX 551061 Edinburgh 6



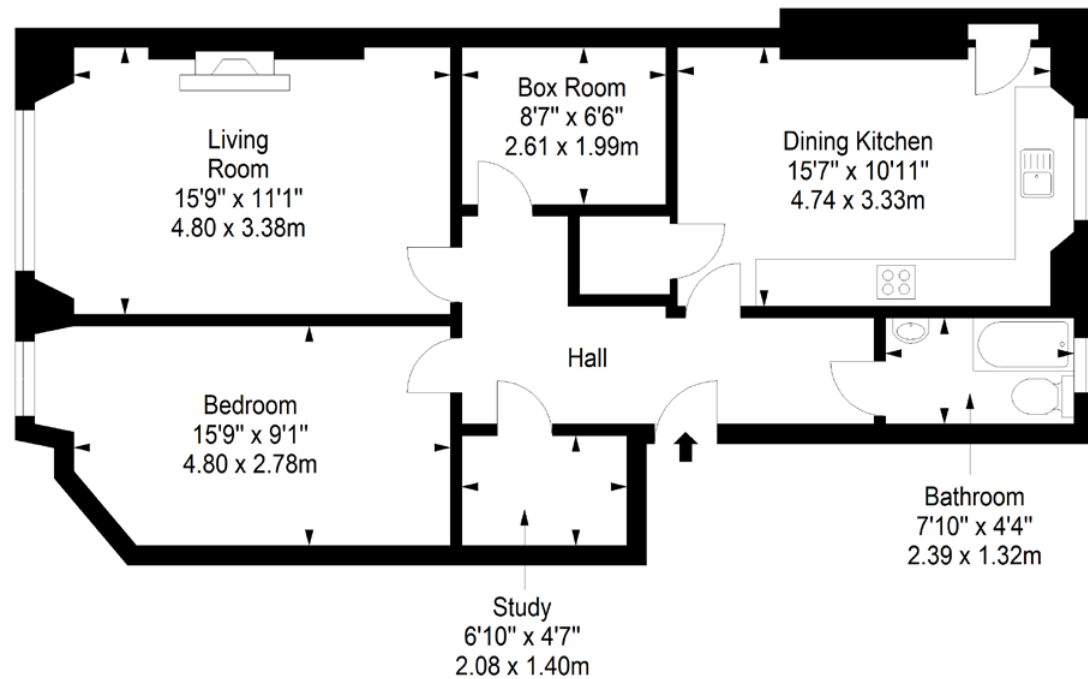
DISCLAIMER

These particulars do not constitute any part of an offer or contract. All statements contained herein, while believed to be correct, are not guaranteed. All measurements are approximate. Intending purchasers or leasees must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained in these particulars.



Third Floor

Approx. 73.7 sq. metres (793.3 sq. feet)



Total area: approx. 73.7 sq. metres (793.3 sq. feet)