



33/5 Comiston Road,
Edinburgh, EH10 6AB



2 1 1 75 D

33/5 Comiston Road, Edinburgh, EH10 6AB

Located within the popular Comiston area of Edinburgh is this most attractive and newly refurbished top floor flat. Forming part of a traditional tenement building, the flat has sash and case double glazed windows and a newly installed air to air heat pump heating system providing both heat and air conditioning.

Oozing natural light and calm neutral tones throughout, the property is a short walk to Morningside with its vast array of local shops, bars and restaurants.

The accommodation includes an entrance hallway with two storage cupboards. The lounge is a most impressive room with bay window to the front, shelved cupboard, ceiling corning and an electric fire with tiled surround. Located to the rear is the spacious dining kitchen, fitted with a range of base and wall units with hot water tap, cooker, fridge, freezer, dishwasher, washing machine and tumble drier to remain. There is a good sized double bedroom to the front and a further double bedroom with two newly installed skylight windows with a double bed deck. Completing the accommodation is the bathroom, fitted with a three piece white suite with shower over the bath with Ariston water heater, window to front and storage.

Externally there is a shared rear garden which is mainly laid to lawn.

Early internal viewing of this striking property is essential to fully appreciate this well presented flat.

The property is located approximately three miles south of the City Centre. Morningside itself enjoys an excellent range of amenities including supermarkets (Waitrose, Tesco and M&S), restaurants, theatres, cinemas and wide open greenery (public park, golf courses and tennis clubs). It is near both state and private schools and universities. Comiston Road itself is an arterial route for many bus services to the City Centre. Commuters will find easy access to the city bypass, the A1, motorways and Edinburgh Airport.





Accommodation

Lounge:	3.9m x 4.1m	(12'10" x 13'5")
Kitchen:	3.56m x 3.7m	(11'8" x 12'2")
Bedroom:	3.1m x 4.2m	(10'2" x 13'9")
Box Room:	1.93m x 3m	(6'4" x 9'10")
Bathroom:	1.22m x 2.77m	(4' x 9'1")

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

For more information or to register your interest, please contact:

Aberdein Considine
40-44 Elm Row, Edinburgh, EH7 4AH
47 Lothian Road, Edinburgh, EH1 2DJ

edi@acandco.com
acandco.com
0131 222 9000

Agent's Note

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. **Any services**, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor.

Fixtures & fittings. All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. **Photographs:** Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.



Aberdein Considine