



Solicitors & Estate Agents



Offers Over
£295,000

108/8 Comiston Road

Morningside | Edinburgh | EH10 5QL

This beautifully presented and light-filled top-floor flat forms part of a handsome traditional tenement, occupying a prime and highly convenient position within the sought-after Morningside district. The area is renowned for its excellent range of local amenities, specialist shops, cafés and bars, together with superb public transport links providing easy access to the city centre and beyond.

-  1 Bedroom & 1 Box-bedroom
-  1 Public room
-  1 Bathroom
-  Communal Gardens
-  Permit/metered Parking
-  EPC Rating – D
-  Council Tax Band - C



Description

Offered to the market in true move-in condition, this generously proportioned home will undoubtedly appeal to the professional individual or couple seeking a stylish home in an exceptional location, perfectly placed for both work and leisure. The property combines a light and contemporary interior with a wealth of period character and charm, retaining a number of attractive traditional features alongside modern fixtures and fittings. Accessed via a secure communal entrance, Flat 8 occupies the third/top floor and comprises; welcoming entrance hallway with excellent storage provisions. The beautifully appointed bay-windowed reception room is a particular highlight, with views of the Pentland Hills and features a shelved press, ornate cornice work and ceiling rose, together with a splendid traditional fireplace with tiled hearth and inset, creating an attractive focal point. Located to the rear, the stylish kitchen/dining room enjoys a pleasant leafy open aspect across the communal gardens and beyond towards Corstorphine Hill. The kitchen is fitted with a good range of wall and base-mounted units, together with a cooker and extractor hood, while further appliances are included in the sale. A large pantry cupboard provides excellent additional storage. The generously proportioned double bedroom is also situated to the rear and benefits from a feature fireplace, cornice work and ceiling rose, further enhancing the character of the room. In addition, there is a sizeable box room, enjoying borrowed light from the kitchen, which offers excellent versatility as a guest bedroom, home office or study. Completing the accommodation is the contemporary four-piece bathroom, providing a luxurious and stylish space with a bath featuring central taps and a separate walk-in shower enclosure with rainfall shower. Further benefits include gas central heating with combi boiler and double glazing.



This charming and stylish period home offers an appealing blend of traditional character, modern comfort and versatile accommodation in one of Edinburgh's most highly regarded and convenient residential districts. Early viewing is highly recommended to fully appreciate the quality, proportions and excellent location on offer.

Extras

All the fitted floor coverings and light fittings will be included in the sale together with the cooker, extractor hood, fridge, freezer and washing machine.

Externally

Externally, residents benefit from a well-maintained communal garden to the rear, offering a pleasant outdoor space. Zoned permit and metered parking is available within the surrounding area.

Viewing

By appointment through Neilsons on 0131 625 2222.





Location

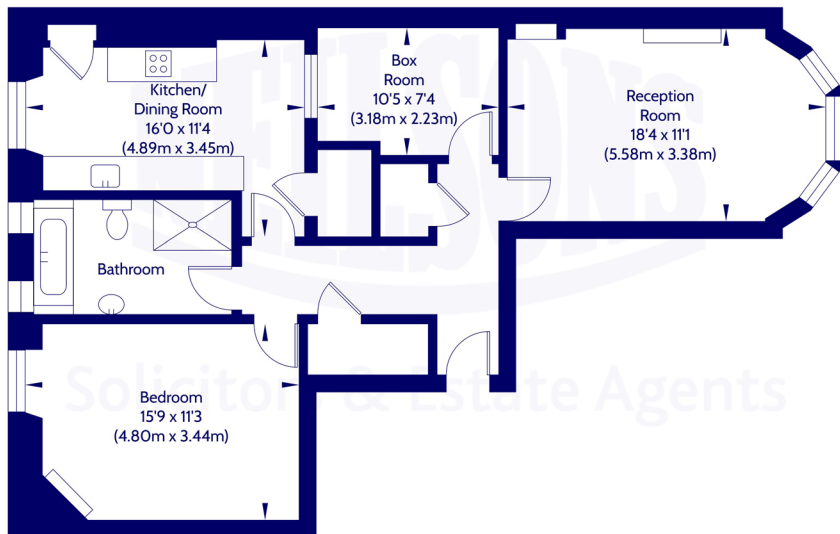
The property is situated between the highly desirable districts of Morningside and Comiston. The area offers an abundance of superb amenities, including a fabulous assortment of coffee shops, restaurants and bars. A Waitrose supermarket and Marks and Spencer's Food Hall are located within close proximity and are open seven days a week. The iconic Dominion Cinema and Churchill Theatre are also both located within easy walking distance. A regular bus services runs from this area to the City Centre and for those commuting by car the City Bypass is close at hand which links the main Scottish motorway network. For the outdoor enthusiast pleasant walks can be enjoyed on Blackford Hill, along the Hermitage of Braid and up to The Braid Hills. An excellent selection of Golf Courses are also nearby including Braid Hills and Merchants of Edinburgh.





Approx. Gross Internal Floor Area 78 Sq M / 844 Sq Ft.

3rd Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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