

Location
- Easy access to city centre
- Excellent transport links

Inside
- Hall
- Bay Windowed Lounge
- Kitchen
- Dining Room
- Three Double Bedrooms
- Box Room
- Bathroom

Outside
- Communal Garden/Drying Green

Features
- Period Features
- Good Storage

Energy Efficiency
- Gas Central Heating
- EPC: D

Comiston
Main Door Flat
100 Comiston Road
Edinburgh, EH10 5QL

100 Comiston Road is a beautifully proportioned main door flat which would benefit from some upgrading and redecoration. It boasts many traditional features and is located in the sought-after area of Comiston/Morningside close to local amenities. The entrance hall leads to a lovely living room with a large bay window surrounded by moulded woodwork and the room also has beautiful cornicework, a shelved press and a stylish feature fire surround and hearth. The well-proportioned dining room to the rear of the property leads on to a galley kitchen with a good range of base and wall units and the 4-burner hob, extractor hood, integral oven and grill are included in the sale together with dishwasher and washing machine. The kitchen has a window overlooking the communal rear garden. The property has a very well-proportioned master bedroom, with built in wardrobes, a window to the rear, a lovely period fire surround with plain cornice. Bedroom two is situated to the front of the property and has cupboard and ornate cornice work while bedroom three which faces the rear garden has a period fireplace and plain cornice work. The stylish bathroom has a white three-piece suite, shower over the bath, a heated towel rail and a window to the rear. There is also a handy box room which could function as a study or storage room. The property has gas central heating and there is a communal garden/drying green to the rear.






Comiston is situated to the south of the city and has an abundance of amenities on hand. Shopping facilities in the area are excellent with both small independent shops, delis and a variety of supermarkets at Morningside and nearby Bruntsfield, including Waitrose and Marks and Spencer. The Cameron Toll Shopping Centre, Fort Kinnaird Retail Park and Straiton Retail Park, are also nearby. The area also has access to an excellent choice of cafes, bistros, bars and restaurants and Morningside is home to the well-known Churchill Theatre and Dominion Cinema. The city centre , with its impressive range of shops, bars, restaurants, theatres, museums and galleries is just a short drive or bus ride away. The numerous Leisure facilities include golf courses, Blackford Hill, The Royal Observatory, Braidburn Valley Park, Hermitage of Braid and the Pentland Hills, all within easy reach, as are a variety of leisure centres, sports clubs, private health clubs, Craiglockhart Leisure Centre and the Royal Commonwealth Pool. There are excellent transport links throughout Edinburgh and beyond with quick and easy access to the city bypass and main motorway networks and a good public transport service operates to the city centre and surrounding areas. Schooling is well represented in the area at all levels.

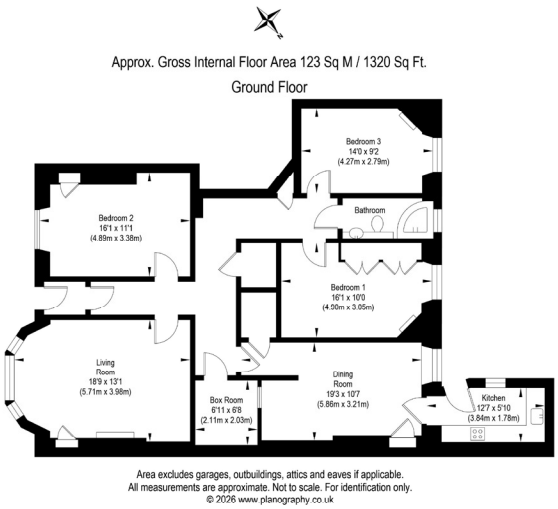
Services
Gas, electricity, water and drainage.

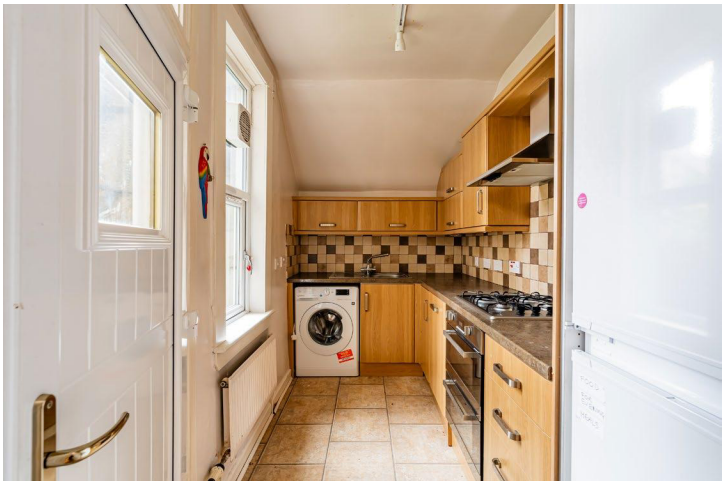
Entry
By arrangement.

Price
Refer to the property page on espc.com for pricing information or phone Selling Agents on 0131 229 4939 (during normal office hours).

Other Information
Offers should be addressed to and further particulars may be obtained from Thomas H G Stewart, Solicitors, 41 Barclay Place, Edinburgh, EH10 4HW, telephone 0131 229 4939.

Viewing
Refer to the property page on espc.com for viewing information or phone Selling Agents on 0131 229 4939 (during normal office hours).





NOTES
1. Whilst these particulars have been carefully prepared and are believed to be correct their accuracy cannot be guaranteed and it will be assumed that prospective purchasers have made their own enquiries on relevant matters.
2. All measurements have been taken at the widest point of the rooms using a sonic measuring device and there may therefore be some degree of divergence from the actual measurements, given the limitations of the device.
3. Interested parties should note their interest with Messrs Thomas H G Stewart, Solicitors, through their own solicitor so that they may be advised in the event of a closing date being fixed.
4. The sellers reserve the right to sell the property without fixing a closing date and the sellers do not bind themselves to accept the highest or any offer.
5. None of the services in the subjects have been tested by us and consequently no warranty is given by us as to their condition or suitability for their intended use.

41 BARCLAY PLACE, BRUNTSFIELD, EDINBURGH, EH10 4HW
TELEPHONE: 0131 229 4939 • DX ED 434
EMAIL: enquiries@thomashgstewart.co.uk • WEBSITE: www.thomashgstewart.co.uk