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81 COMISTON ROAD

COMISTON, EDINBURGH, EH10 6AG

2 BED | 1 BATH | 1 PUBLIC







TAKE A LOOK INSIDE

Enjoying an attractive position in the sought-after Morningside area of Edinburgh, 81 Comiston Road is a beautifully presented two-bedroom main-door flat, offering well-proportioned accommodation, a separate home office and access to a generous garden. Set within a traditional stone-built tenement, the property combines period features with contemporary finishes, including a stylish kitchen and modern bathroom.

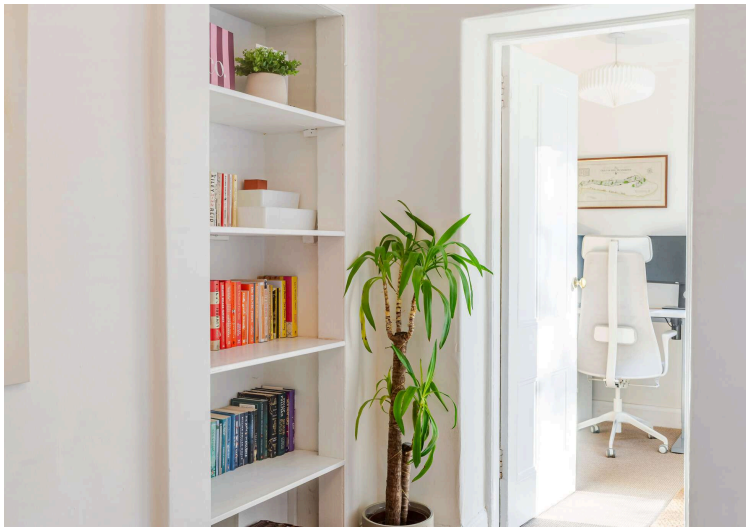
The property is entered through its own private entrance into a welcoming hallway, which provides access to the principal rooms and useful storage. The sitting room is a particularly appealing space, featuring a large bay window, ornate cornicing and a wood-burning stove set within an exposed brick fireplace. There is ample room for lounge furniture and a dining table.

KEY FEATURES

- Beautifully presented main door flat.
- Two generous double bedroom plus home office.
- Direct access to well maintained shared rear garden.
- Residents's permit holder parking (restricted hours).
- Located in sought after Morningside.
- An array of shops and local amenities within walking
- EPC Rating - D
- Council Tax Band - D





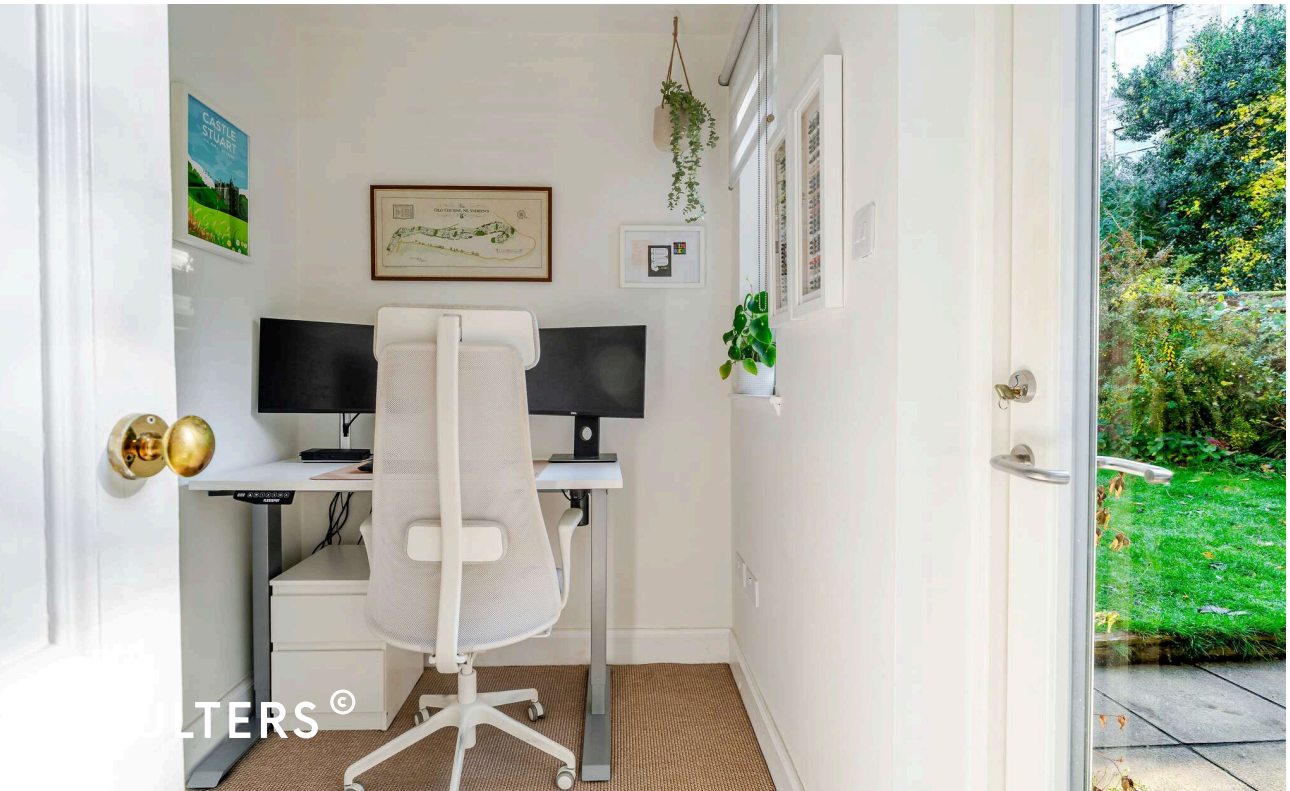


The separate kitchen is fitted with white cabinetry, wooden worktops, tiled splashbacks and open shelving, together with an integrated oven, electric hob and extractor hood. Both bedrooms are well-proportioned doubles, with the principal bedroom also providing access to a separate home office, ideal for working from home. The contemporary bathroom is fitted with a bath and overhead shower, wash basin and WC, complemented by attractive wall tiling and a heated towel rail.

Externally, the main entrance is approached via an attractive paved area with established planting, while the property also benefits from access to a generous rear garden with a paved seating area and lawn.







THE LOCAL AREA

Located only two miles south of the City Centre, Morningside is considered one of Edinburgh's most desirable places to live. Famous for its cafes, independent shops, delicatessens, bars and restaurants, Morningside offers an abundance of local amenities including a Waitrose, a Marks and Spencer, library and a health centre. The family owned Dominion Cinema and Churchhill Theatre are within walking distance.

For the outdoor enthusiast, the beautiful green spaces of the Hermitage of Braid, Braidburn Park and Blackford Hills are nearby. There are many local golf courses, tennis courts and Hillend Ski Centre to name but a few. It is ideally situated for Napier University's Merchiston Campus, Kings Buildings and Edinburgh Royal Infirmary.

The property is in catchment for South Morningside Primary, St Peter's RC Primary School, Boroughmuir High School and St Thomas of Aquin's RC High School.

George Watson's College is also within walking distance.

Multiple bus routes travel into town and across the city. The city bypass, M8, M9 and airport are all within easy reach.

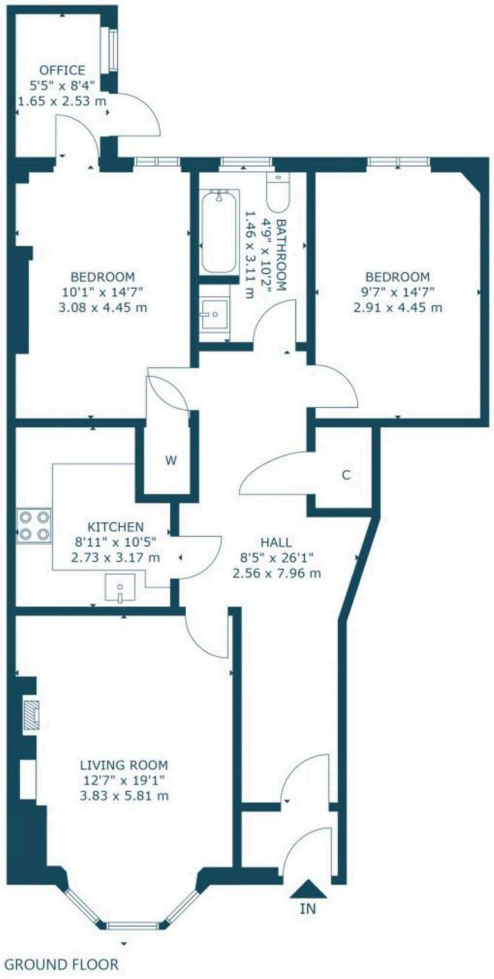
EXTRAS

All light fittings, fitted flooring, white goods, blinds and curtains are included in the sale price.

HOME REPORT VALUATION: £390,000

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81 COMISTON ROAD, EDINBURGH, EH10 6A
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 926 SQ FT / 86 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.