



2f3, 16 Comiston Gardens, Morningside, Edinburgh, EH10 5QH

Traditional, One-Bedroom, Second-Floor, South-Facing, Triple-Aspect Flat

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Property Description

Immaculately presented, one-bedroom, second-floor, south-facing, triple-aspect flat, forming part of a traditional, stone-built tenement. Set in a desirable cul-de-sac location, in Edinburgh's highly sought-after Morningside area, south of the city centre.

Comprises an entrance hallway, living room, dining/kitchen, double bedroom and a bathroom.

This period property features tall ceilings, sash and casement windows, cornice work and classically proportioned rooms. In addition, there is an integrated kitchen, gas central heating, double glazing and a secure entry system.

There is a well-maintained shared garden to the rear and zoned street parking to the front and on the surrounding streets.

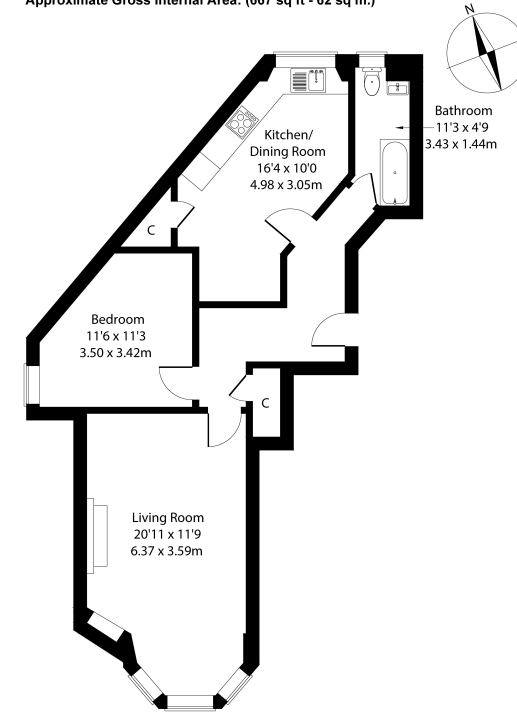
A spacious, high-ceilinged entrance hall, with storage, leads into an impressive living room, filled with light from a wide, south-facing bay window. Featuring a traditional fireplace, an open Edinburgh Press and ornate corning, the classically proportioned reception room offers plenty of space for freestanding lounge furniture. A kitchen, with space for seated dining, is finished with modern, wood-effect flooring and includes built-in cupboard storage, traditional cream units and wood-effect worktops. Appliances include an integrated double oven, a gas hob, a stainless-steel canopy, a fridge/freezer and a washing machine.

A double bedroom continues the generous proportions and tasteful presentation of the living space. Featuring smooth corning and carpeted for comfort, the airy, high-ceilinged room provides ample space for both bedroom furniture and storage.

Completing the accommodation, a good-sized, naturally lit bathroom comprises a three-piece suite, a shower-over-bath and panel splash walls.

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Approximate Gross Internal Area: (667 sq ft - 62 sq m.)



Second Floor

Legal Disclaimer: Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Morningside is a highly desirable residential area to the south of Edinburgh city centre, with the bustling local streets offering popular bistros, restaurants, bars, cafes, and specialist shops, together with one of the city's two Waitrose supermarkets. Schooling in the local area includes the highly-esteemed South Morningside Primary, St Peter's RC Primary, Boroughmuir High School, and

private schools. Morningside is known for its leisure provision including the Dominion Cinema, public parks such as Braidburn Valley and the Hermitage of Braid, as well as various golf courses and sports centres. The A702 offers access to the city bypass to the south, whilst regular bus services are available from the A702 and Morningside Drive.





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0345 646 0208

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Head Office

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Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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