



66 Comiston Road, Edinburgh, EH10 5QQ

Beautifully Presented, Three-Bedroom, Main Door, Ground Floor Flat with Private Patio Garden

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Property Description

Beautifully presented and spacious, three bedroom, main door ground floor flat, with private patio garden, forming part of an impressive period stone-built terrace. Conveniently located in the highly sought-after Comiston area, south of Edinburgh city centre.

Comprises an entrance hallway, living/dining, kitchen, three flexible bedrooms and a bathroom.

Freshly decorated and tastefully finished with retention of period features combined with contemporary fittings.

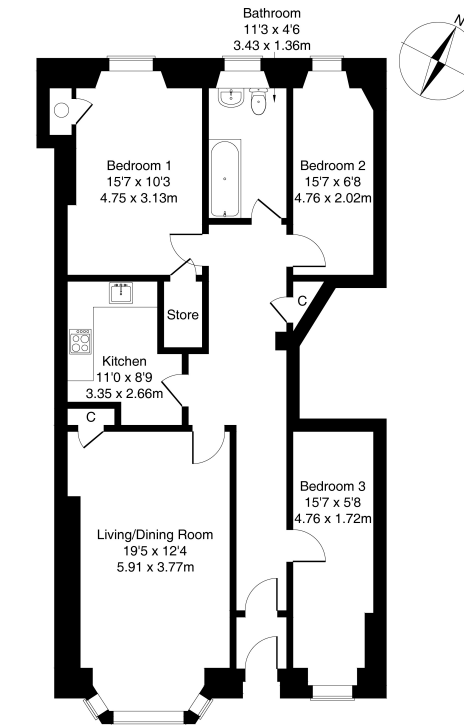
Highlights include tall ceilings, decorative cornice-work, a front-facing bay window, working window shutters, and newly refurbished wood floors. In addition, there is a modern fitted kitchen with appliances, a stylish bathroom, gas central heating, and sash and case windows.

Externally, the property benefits from a charming private enclosed patio garden to the front with tall hedging; and access to a shared garden green to the rear.

A welcoming entrance vestibule features period mosaic tiled flooring and space for outerwear, while opening into the hallway which affords access throughout the property, including a built-in storage cupboard. Set to the front, a spacious living room is tastefully finished, with features including newly refurbished wood flooring, a fireplace surround, period cornice plasterwork, a built-in storage cupboard, and a large bay window enjoying a southerly aspect, with plentiful natural light. Set internally, the kitchen is fitted with wall and base units, stone effect worktops, a tiled surround and a sink with drainer; with appliances including an integrated oven and gas hob with an extractor hood, and a freestanding fridge/freezer and washing machine.

To the rear, generously sized bedroom one features newly refurbished wood flooring, plain coving, and superb storage provision, with a built-in storage cupboard, as well as a walk-in cupboard. Two further flexible bedrooms are set to opposite aspects, similarly well-finished, with carpeted flooring, light decor and plain cornices. Completing the accommodation, set to the rear, the bathroom is fitted with a traditional-style three-piece suite including an electric shower over the bath and modern panel splash walls.

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

Area Description

Comiston is a residential area located just west of the Braid Hills and adjacent to the A702, which runs south from Edinburgh and offers easy connections by car or bus to the city centre and city bypass. The popular area of Morningside is a short distance away, with bustling local streets offering bistros, restaurants, bars, cafes, and specialist shops, together with one of the city's two Waitrose supermarkets; whilst Straiton Retail Park and Fort Kinnaird are also within close proximity. There are plenty of open green spaces for walking and cycling, along with a number of public and private golf clubs in

the area. A wide range of outdoor pursuits is available, with the Braid Hills immediately accessible, and Braidburn Valley Park, the Hermitage of Braid, Craiglockhart, Blackford and Pentland Hills all within a short radius. Well-regarded schooling is available in the area, including South Morningside and St Peter's RC Primary Schools, and Boroughmuir and St Thomas of Aquin's RC High Schools.





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