



Location

- Easy access to city centre
- Excellent transport links

Inside

- Hall
- Bay Windowed Lounge
- Kitchen/Dining Room
- Utility Room
- Double Bedroom
- Box Room
- Bathroom

Outside

- Communal Garden/Drying Green

Features

- Period Features
- Good Storage

Energy Efficiency

- Gas Central Heating
- Efficiency Rating: C

MORNINGSIDE First Floor Flat 108/4 Comiston Road Edinburgh, EH10 5QL

108/4 Comiston Road is an attractive and beautifully proportioned first floor flat in a traditional tenement building with many period features and located in this sought-after area close to excellent amenities. The entrance hall has good storage facilities and leads to a lovely lounge with a large bay window surrounded by moulded woodwork and the room also has beautiful cornicework, a shelved press and a feature fire surround with tiled hearth and inlay. To the rear of the property is a spacious kitchen/dining room with a good range of base and wall units, as well as a freestanding island unit. The washing machine, dishwasher, 5-burner hob, extractor hood, integral oven and grill are included in the sale. The kitchen has a window overlooking the rear communal garden and there is an impressive period fire surround with tiled hearth and inlay, a useful dining recess and a large storage cupboard. From the kitchen there is access to a small utility room with a window to the rear and the washing machine (included) is located here. The property has a very well-proportioned double bedroom, with a window to the rear, a lovely period fire surround with tiled hearth, plain cornice, picture rail and sanded flooring. The versatile boxroom is accessed from the hall and has a window at high level to the dining area. The stylish bathroom has a three-piece white suite with partial wall tiling and wooden wall panelling, a shower over the bath, a heated towel rail and a window to the rear. The property has gas central heating and there is a well-tended communal garden/drying green to the rear.



THOMAS H.G. STEWART
SOLICITORS • NOTARIES • ESTATE AGENTS



Morningside 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. Further afield is the Cameron Toll Shopping Centre, with a large Sainsburys supermarket, and Fort Kinnaird Retail Park and Straiton Retail Park. 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 itself, with its impressive range of shopping, bars, restaurants, theatres, museums and galleries is just a short drive or bus ride away. Leisure facilities include numerous golf courses, Blackford Hill, The Royal Observatory,

Braidburn Valley Park and Hermitage of Braid all within easy reach, as are a variety of leisure centres, and sports clubs. 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

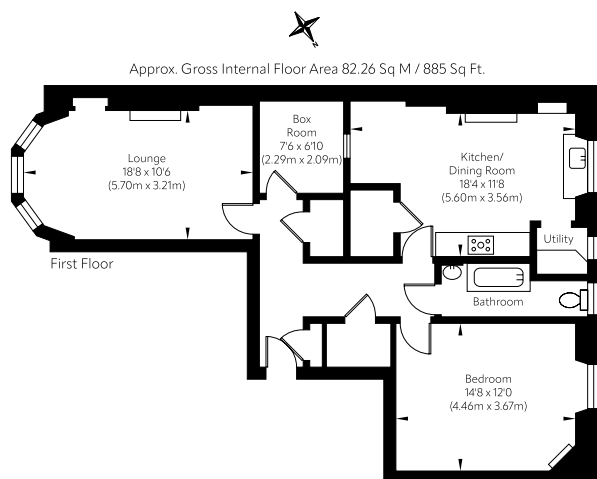
Refer to the property page on [espc.com](https://www.espc.com) for pricing information or phone Selling Agents on 0131 229 4939 (during normal office hours).

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.

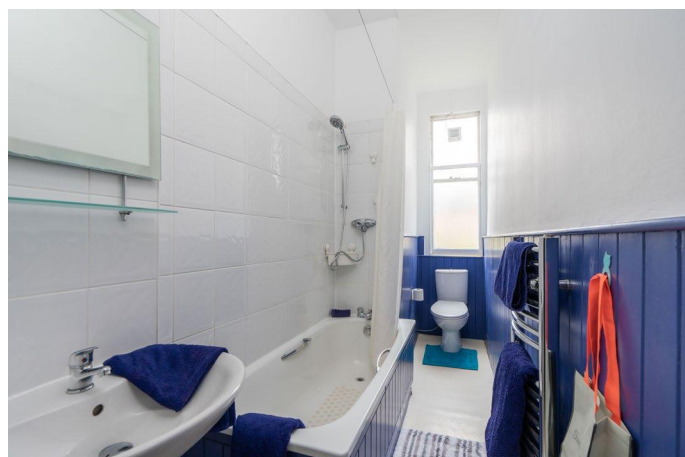
Viewing

Refer to the property page on [espc.com](https://www.espc.com) for viewing information or phone Selling Agents on 0131 229 4939 (during normal office hours).



Approx. Gross Internal Floor Area 82.26 Sq M / 885 Sq Ft.

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2024 planography.co.uk



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

espc