

14 Comiston Drive, Morningside, Edinburgh, EH10 5QP

Offers Over £795,000

TRUSCOTT
PROPERTY

- Extremely Stylish and Immaculate 4 Bedroom House
- Private Front and Rear Gardens
- Stunning Kitchen/Breakfast Room
- Sitting Room
- Bathroom
- Shower Room

14 Comiston Drive is an extremely stylish and immaculate 4 bedroom terraced house situated in one of Edinburgh's most desirable residential areas. The beautiful accommodation benefits from private front and rear gardens and an abundance of period features.

The accommodation comprises, on the ground floor - entrance vestibule with beautiful stained glass; hall with under stairs cupboard; beautiful sitting room with bay window and fireplace; stunning bespoke kitchen/breakfast room with door to the rear garden; dining/family room with fireplace; luxury shower room with utility space.

An impressive staircase leads to the first floor which comprises - spacious double bedroom 1 with bay window offering lovely views; two large double bedrooms situated to the rear of the property; bedroom 4 currently used as a dressing room; luxury bathroom fitted with bath with shower above, wc and wash hand basin.

The property is within easy walking distance of an abundance of outdoor spaces, including Hermitage of Braid, Craiglockhart Hill Nature Reserve, Braidburn Valley and Morningside Park. The Pentland Hills are also a short distance away.

Morningside itself boast a wide range of local amenities, including independent shops, cinema, cafes, restaurants and bars, as well as a Waitrose and M&S Food store.

Garden

The gardens have been recently landscaped. The front garden is low maintenance with a storage shed. The rear garden is also low maintenance with two large patio areas and a lawn.

Parking

There is ample unrestricted parking available on Comiston Drive and surrounding streets.

Fixtures & Fittings

All fitted carpets, fitted floor coverings, curtains (excluding sitting room, dining/family room and double bedroom 3), blinds and light fittings (excluding sitting room) are included in the sale price as are the fitted appliances and freestanding fridge/freezer.

School Catchments

The property is in the catchment area for the highly regarded South Morningside Primary School and Boroughmuir High School. In addition, the property is very close to George Watson's College.

Services

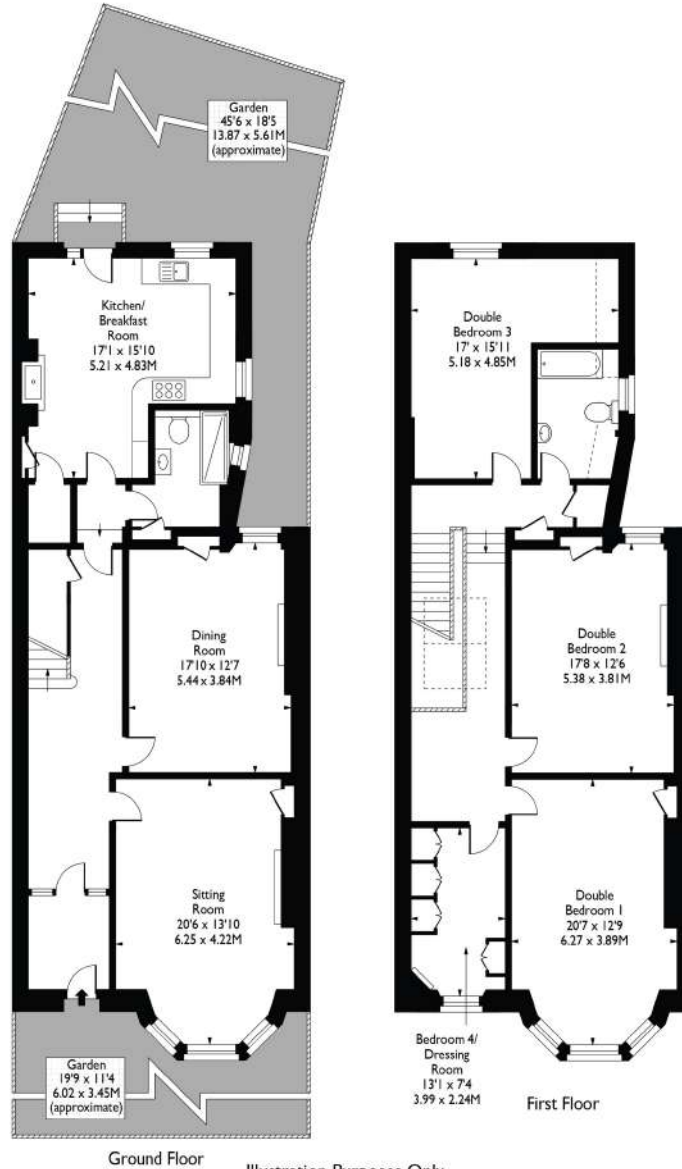
The property benefits from gas central heating, double glazing throughout and a security alarm.

Viewing

Initially via the 360 Virtual Tour, physical viewings by appointment only with Truscott Property.



Comiston Drive, EH10
 Approximate Area = 2156 SqFt - 200.30 SqM
 For Identification Only. Not to Scale
 (Including Restricted Height Area)



Ground Floor

First Floor

Illustration Purposes Only
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. The plan is for illustrative purposes only, is not to scale and should be used as such by any prospective purchaser.

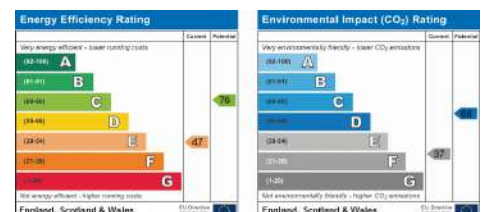
Truscott Property

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