




McEwan Fraser Legal

Solicitors & Estate Agents

0131 524 9797

2/1 70 Comiston Road

MORNINGSIDE, EDINBURGH, EH10 5QQ

2/1 70 COMISTON ROAD

Traditional second floor flat in the sought after Morningside area.



This property sits on Comiston Road, south of Morningside and west of the Braids, in a highly sought after residential area. There is a selection of local amenities on Comiston Road, and a superb selection of independent specialist shops, high street shops, bars, cafes, restaurants and a Waitrose supermarket all can be found in Morningside. Further afield, Straiton Retail Park is a short drive away, along with a Sainsbury's and a Marks & Spencer food outlet. A good selection of quality schools are available within the catchment

from primary through to secondary level and in the private sector, George Watsons. For further education, two of Napier Universities main campuses are close by.

Lying on the outer limits of Edinburgh, the location offers superb outdoor leisure activities, with nearby Braidburn Valley Park, the Braids and Blackford Hill. The Pentland Hills regional park is a short drive, with walking, biking and skiing on offer. For golf enthusiasts, there are numerous Golf Courses, including Braidhills

and Mortonhall. There are superb transport links, with regular bus services to the city centre and the City Bypass is a few minutes by car, offering quick easy access to the major road networks and Edinburgh International Airport.

McEwan Fraser Legal are delighted to bring to market, this splendid two bedroom second floor flat. This well presented 1900's traditional tenement benefits from a number of original features including high ceilings,

cornice, wooden floors and fireplaces to name a few. With further benefits of double glazing and gas central heating, this should ensure a cosy living environment all year round. This property would suit a variety of buyers including young professionals and also offers a great buy to let potential.

The accommodation internally consists of a welcoming entrance hall, which provides access to all rooms with a large walk-in cupboard providing excellent storage.

The bright lounge with bay window contains many original features including fireplace, original floors and cornice with access to the box-room currently being used as a study. A modern fully equipped dining/kitchen resides to the rear, providing ample wall and base units, integrated dishwasher, free-standing appliances including a gas range cooker and two additional storage cupboards, one of which is a utility with Belfast sink. More original features are found in the impressive master bedroom, with fireplace and

a walk-in wardrobe as a welcomed addition, there's a further double bedroom overlooking the rear that includes a large free-standing wardrobe, the fresh bathroom with a three piece white suite and a fully tiled separate shower room completes the internals.

Externally there are communal landscaped grounds to the rear and ample free/permit parking available. This property truly has appeal therefore early viewing is highly recommended.

SPECIFICATIONS

Approximate Dimensions
(Taken from the widest point)

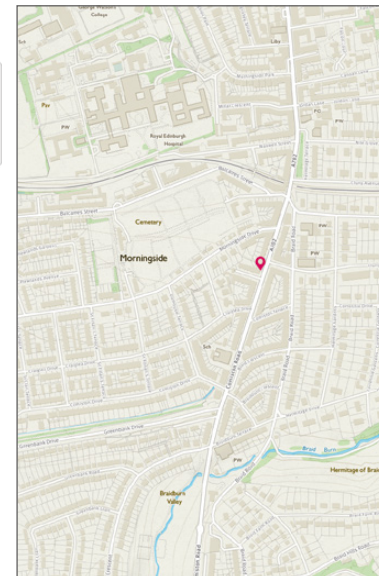
Kitchen	6.32m (20'9") x 3.39m (11'1")
Lounge	5.54m (18'2") x 3.77m (12'4")
Bedroom 1	4.50m (14'9") x 3.80m (12'6")
Bedroom 2	3.78m (12'5") x 3.27m (10'9")
Bathroom	3.40m (11'2") x 1.37m (4'6")
Utility	1.88m (6'2") x 1.02m (3'4")

Gross internal floor area (m²) - 106m²

EPC Rating - C

Extras
(Included in the sale)

All fixtures, fittings, floor coverings, white goods, appliances and free-standing wardrobe. Other items may be available by separate negotiation.



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
GARY WALES
Surveyor



Professional photography
VIKTOR VASS
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Image credit: <https://www.outlinecurry.co.uk/omaps/>