

5, 108 Comiston Road

EDINBURGH, EH10 5QL



Stunning two-bedroom flat in the highly desirable location of Morningside



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An excellent opportunity has arisen to acquire this spacious two-bedroom second-floor flat. The property would make an ideal principal residence or lucrative Buy-To-Let opportunity and is well located within the highly desirable Morningside area of Edinburgh.

THE LIVING ROOM



Internally the accommodation is in excellent order, while briefly comprising; an entrance hallway with two large storage cupboards, a bright and spacious living room which benefits from a bay window, period detailing and an Edinburgh press cupboard. There is also a generous kitchen which enjoys rustic features and ample worktop space for the keen chef.

THE KITCHEN





The double bedrooms are generous doubles with ample floor space for a full range of free-standing furniture. The Master bedroom benefits from a walk-in wardrobe. Finally, the accommodation is completed by a bright and spacious bathroom with three piece suite.

THE BATHROOM



BEDROOM 1



BEDROOM 2

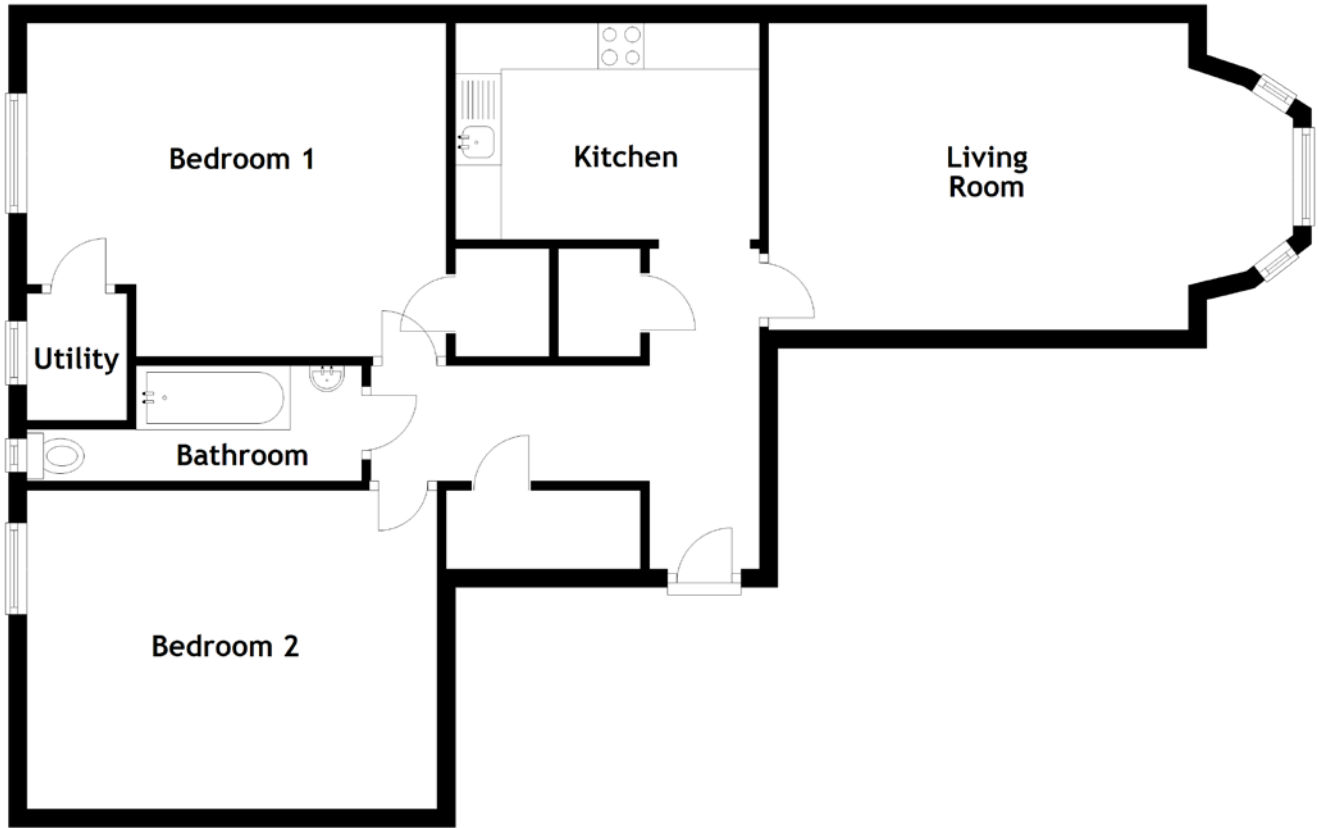


This property also benefits from a secure door entry system, a large box room which can happily accommodate a home office, high ceilings, gas central heating, a communal rear garden which is accessed via the stairway and more than adequate local parking.

EXTERNALS & VIEW



FLOOR PLAN, DIMENSIONS & MAP



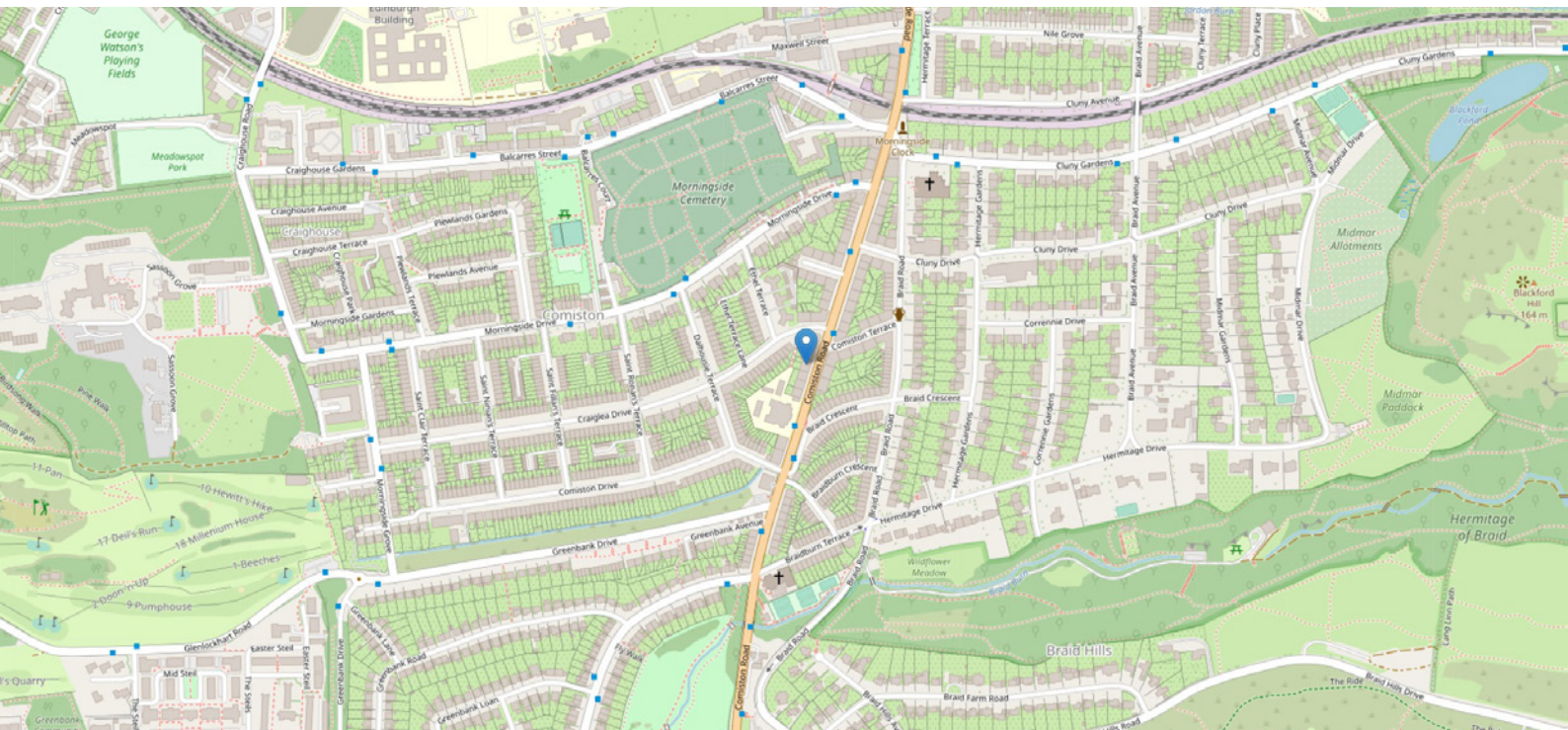
Approximate Dimensions (Taken from the widest point)

Living Room 5.73m (18'10") x 3.35m (11')
 Kitchen 3.32m (10'11") x 2.36m (7'9")
 Bedroom 1 4.58m (15') x 3.64m (11'11")
 Bedroom 2 4.48m (14'8") x 3.48m (11'5")

Bathroom 3.66m (12') x 1.26m (4'2")
 Utility 1.39m (4'7") x 1.09m (3'7")

Gross internal floor area (m²): 82m²

EPC Rating: C



THE LOCATION

This property sits on Comiston Road in the heart of Morningside, west of the Braids, a highly sought after residential area. There are a wide range of local amenities in Morningside, including doctors, dentists, chemists and a superb selection of independent specialist shops, High Street shops, bars, cafes, restaurants and a Waitrose supermarket. Further afield, Straiton Retail Park is a short drive away.





Lying on the outer limits of Edinburgh city centre, the location offers superb outdoor leisure activities, with nearby Morningside Park, Braidburn Valley Park, the Braids and Blackford Hill. The Pentland Hills Regional Park is a short drive away. For golf enthusiasts, there are numerous Golf Courses, including Braidhills and Mortonhall.

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




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