

3f2,5 Comiston Terrace

MORNINGSIDE, EDINBURGH, EH10 6AJ



Charming top-floor Victorian apartment in sought-after Morningside, offering bright, beautifully presented interiors with period features



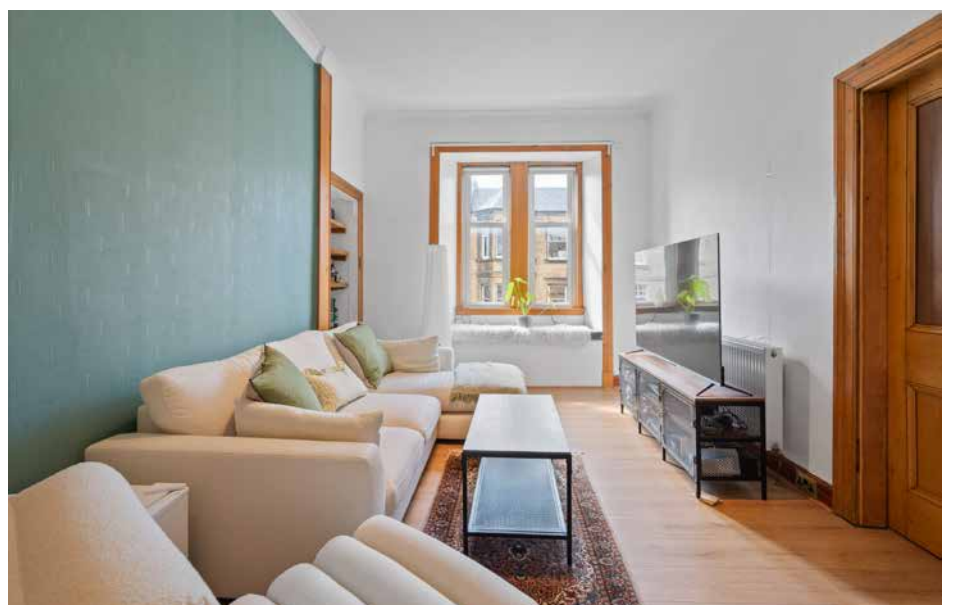
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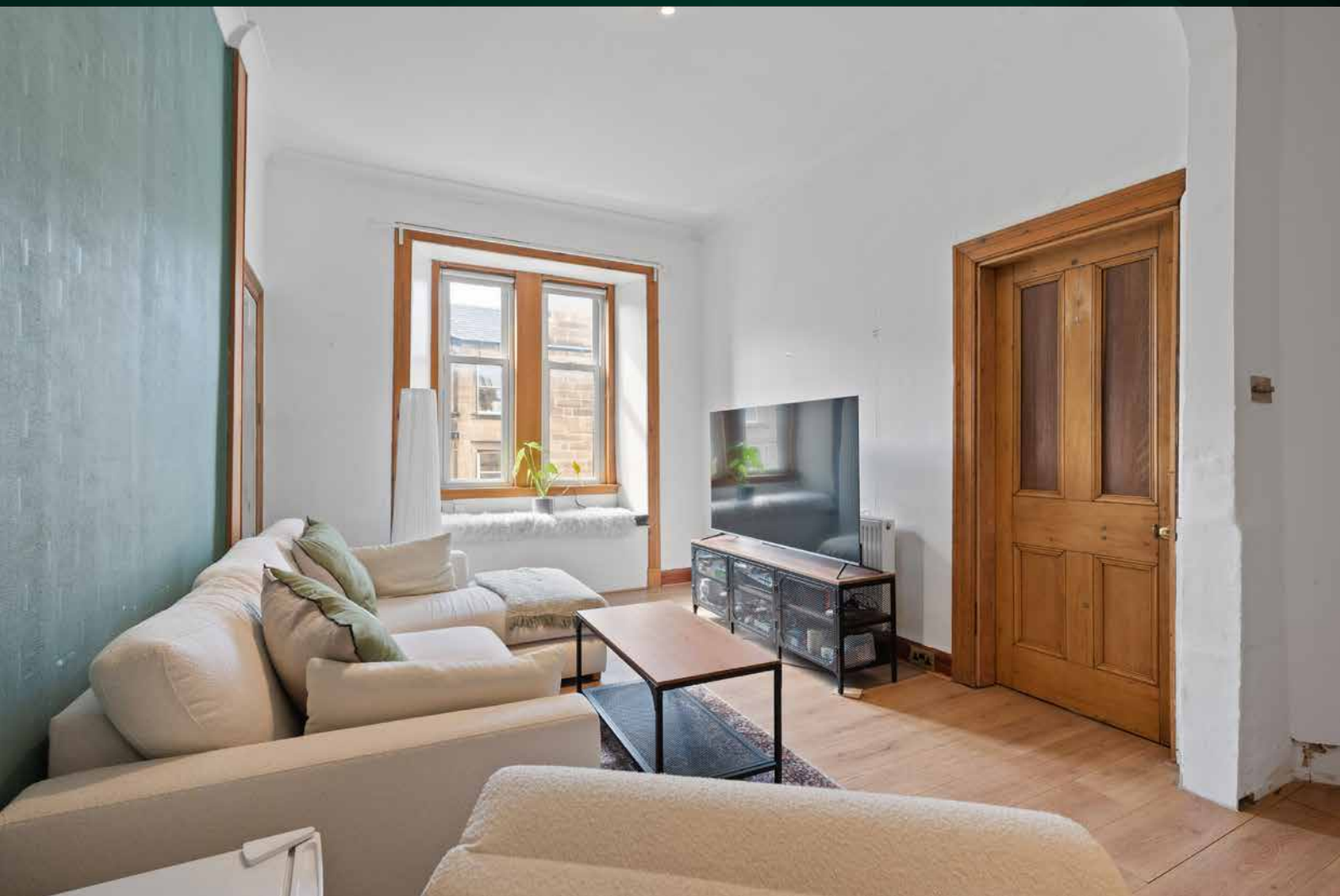


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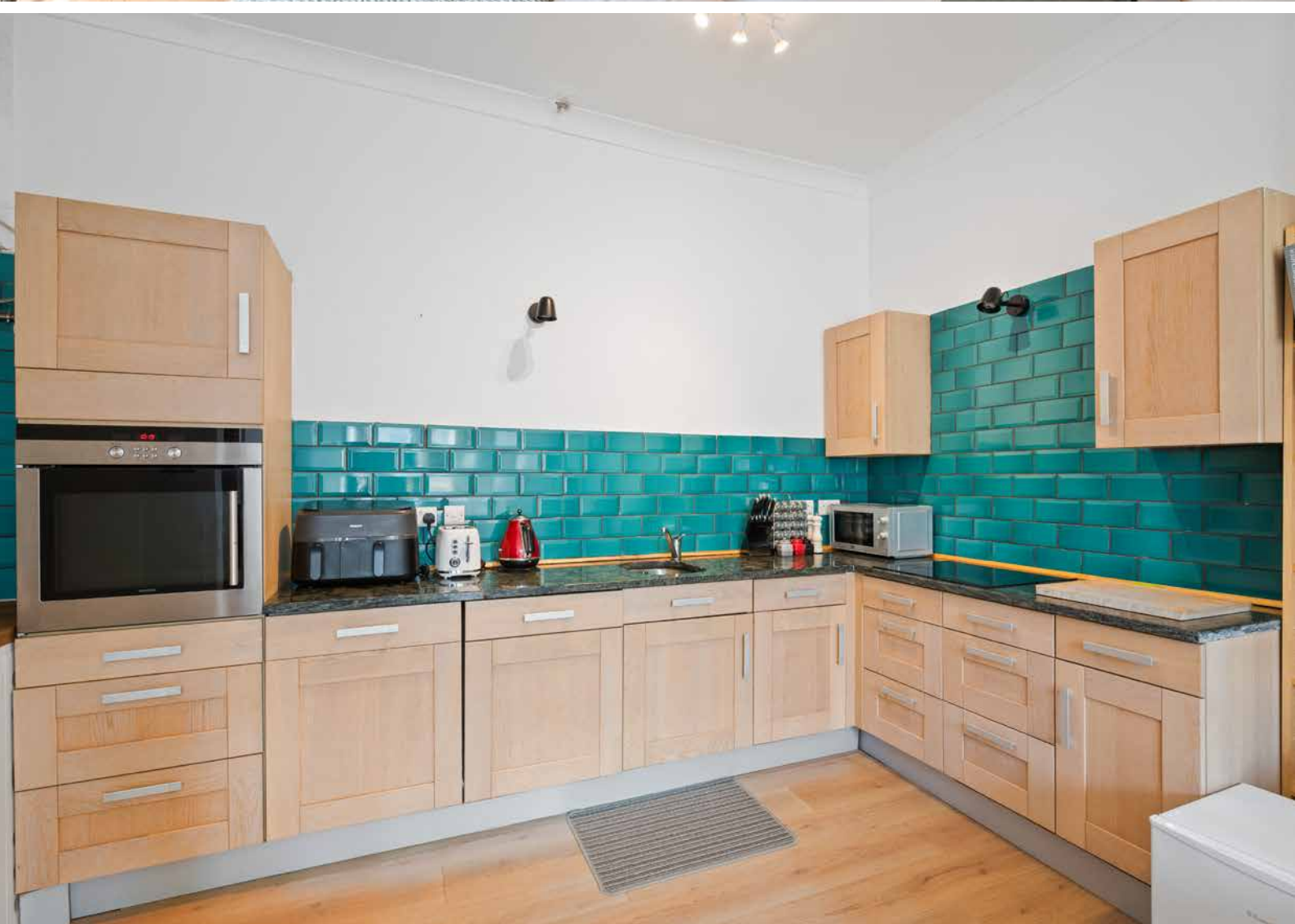


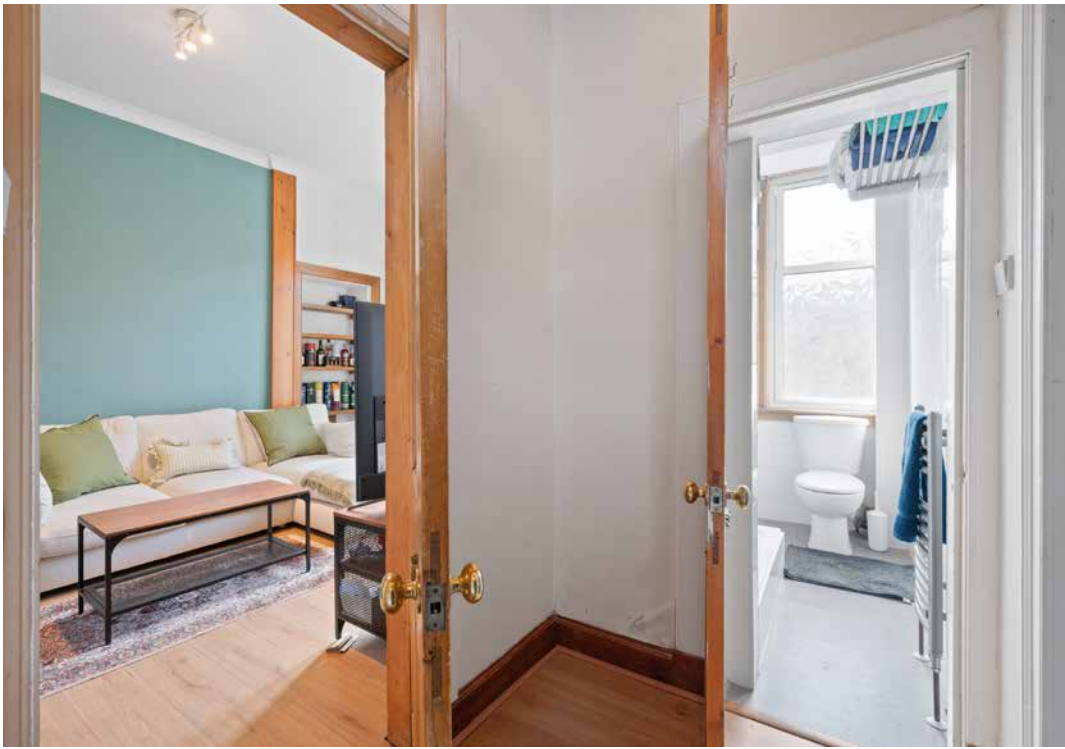
McEwan Fraser is delighted to present this charming one-bedroom apartment, which occupies the top floor of a traditional Victorian stone-built tenement in the ever-popular Morningside district of Edinburgh. Quietly positioned on a peaceful street just off Comiston Road, the property offers bright, well-presented accommodation that retains a number of attractive period features, creating a warm and inviting home.

THE LOUNGE/KITCHEN



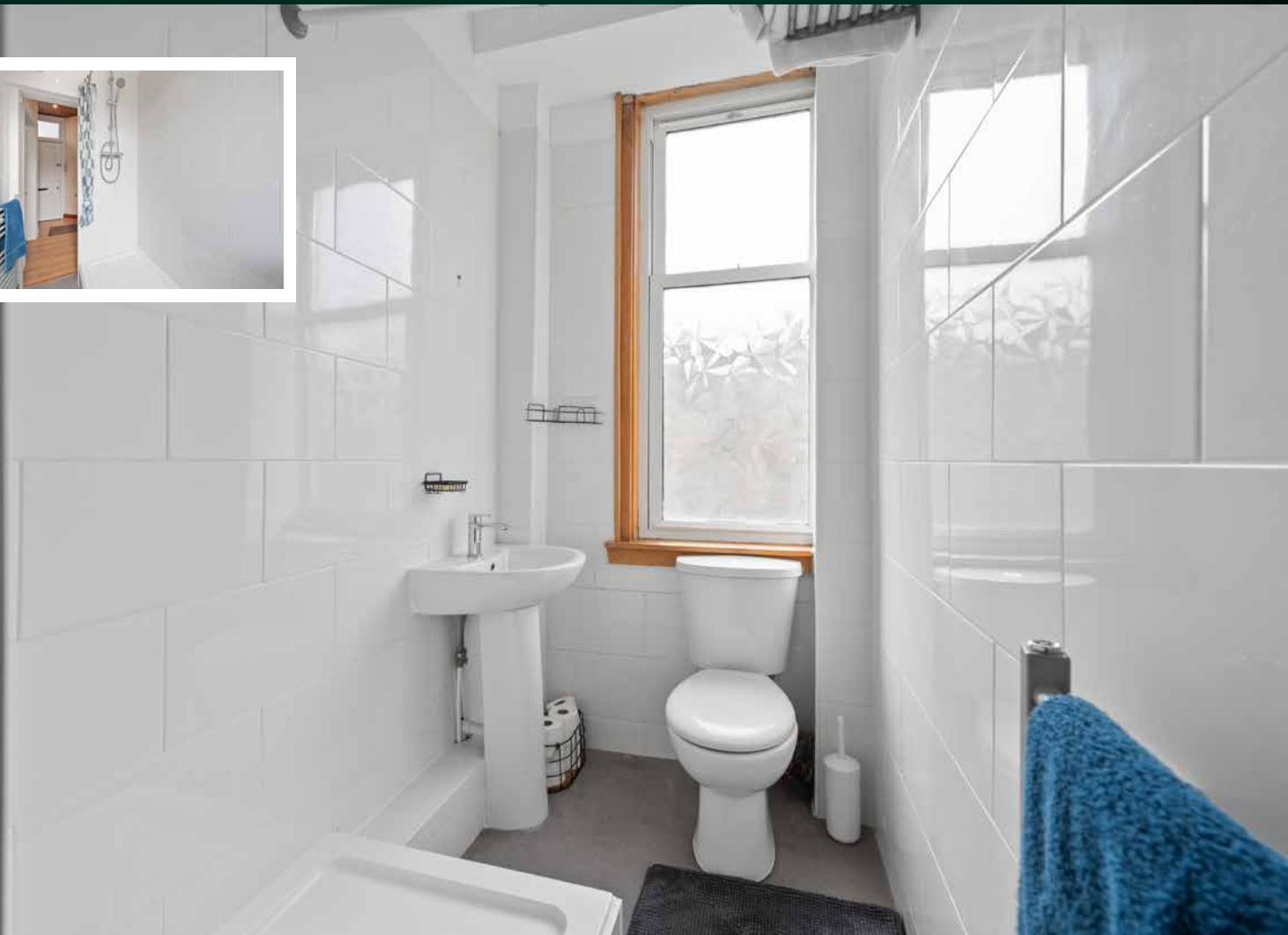
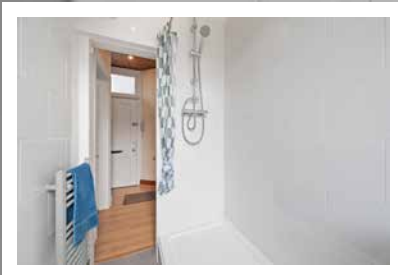
The accommodation is centred around a delightful open-plan lounge and kitchen, a naturally light-filled space enhanced by a beautiful window seat and a traditional Edinburgh press, perfect for enjoying the front-facing outlook. The modern kitchen is thoughtfully designed with oak wall and floor units, marble-effect worktops, and eye-catching green splashback tiling. Integrated appliances include a Siemens oven and induction hob, along with a washing machine and fridge.





The double bedroom is a particularly appealing room, generously proportioned and finished with soft carpeting, while ornate cornicing adds a touch of period elegance. The shower room is stylish and well presented, fully tiled and fitted with a three-piece white suite and a wall-mounted rain shower, complemented by intricate stained-glass detailing to the door.

THE SHOWER ROOM



THE BEDROOM



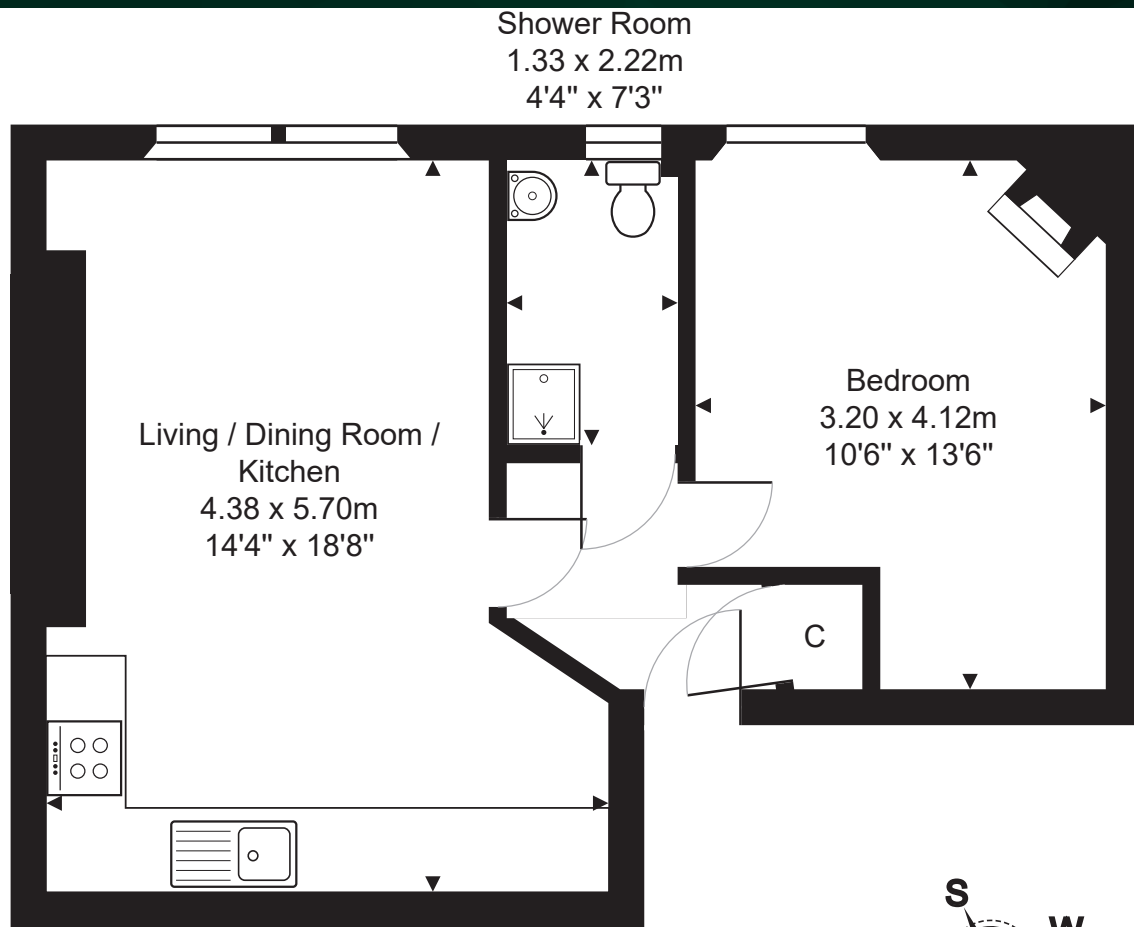
Further benefits include access to a shared rear garden, a secure entry system, gas central heating, and double glazing throughout, ensuring comfort and efficiency. On-street parking is readily available, with both permit and non-permit options.

With its prime location close to excellent local amenities, highly regarded universities, and swift access to the city centre, this property represents an ideal purchase for a first-time buyer or a savvy investor seeking a property in a consistently high-demand area.

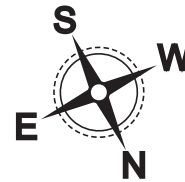
EXTERNALS



FLOOR PLAN & DIMENSIONS

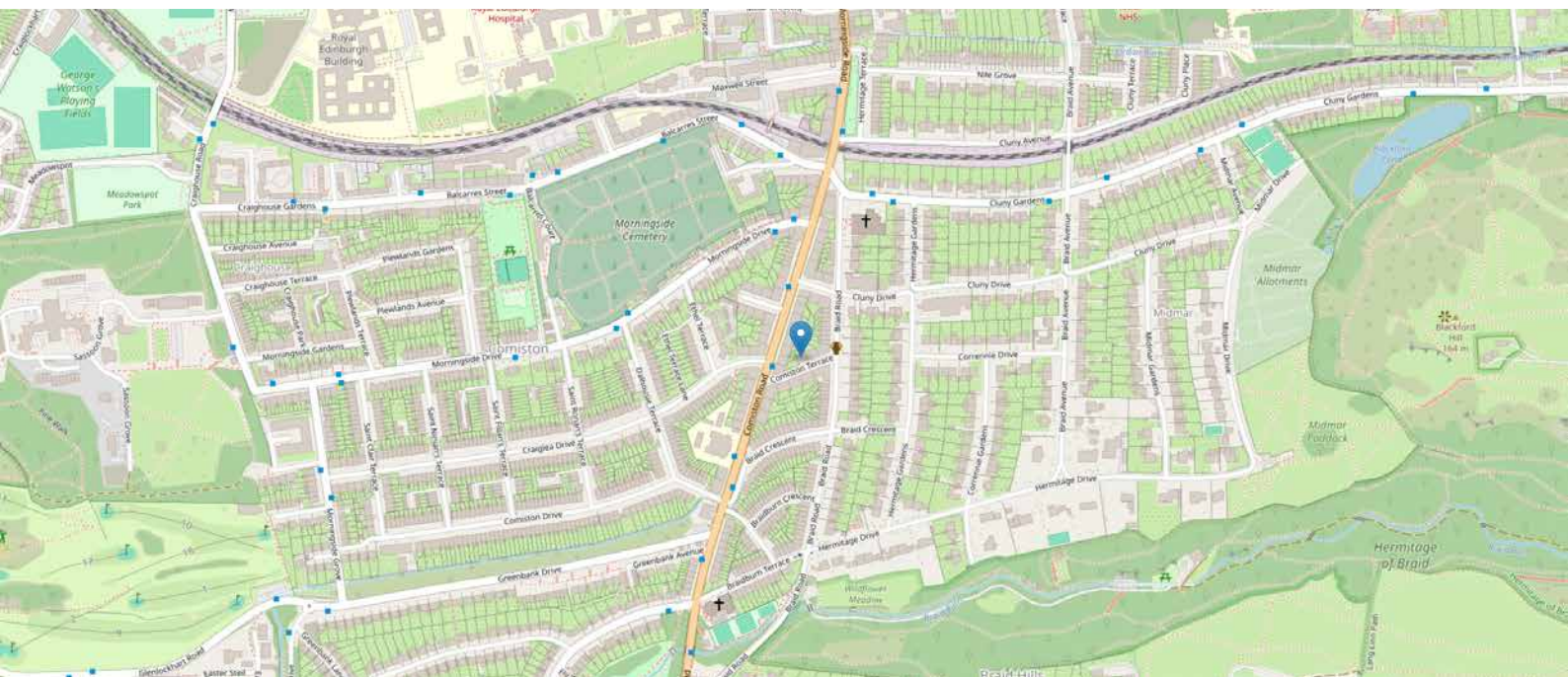


3rd Floor



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 45m² | EPC Rating: C



THE LOCATION

Situated on Comiston Terrace in the highly sought-after Morningside district of Edinburgh, this property benefits from an exceptional range of local amenities, excellent transport connections, and a vibrant community atmosphere. Morningside is renowned for its superb selection of independent shops, cafés, restaurants, and well-known high street retailers, all within easy walking distance. Nearby Morningside Road and Bruntsfield Place offer a diverse mix of boutique stores, artisan food shops, supermarkets, and popular eateries, catering to a wide variety of tastes and lifestyles.





The area is exceptionally well served by public transport, with frequent bus services providing swift and direct access to Edinburgh city centre, the financial district, and surrounding areas. For those commuting further afield, the City Bypass is easily accessible, connecting to major motorway networks, Edinburgh Airport, and beyond.

For recreational pursuits, residents are spoiled for choice. The beautiful open spaces of The Hermitage of Braid and Blackford Hill Nature Reserve are close by, offering scenic walking trails and panoramic views over the city. Additionally, Bruntsfield Links and The Meadows provide expansive green spaces ideal for leisure, sport, and relaxation. The area also boasts a number of fitness centres, golf courses, and leisure facilities.

Morningside is also well regarded for its strong sense of community and excellent local services, making it a highly desirable location for a wide range of buyers. Combining convenience, connectivity, and a wealth of amenities, this location offers an outstanding quality of life within one of Edinburgh's most popular residential districts.




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