

# 5 Comiston Place, 1F2, (Flat 4)

MORNINGSIDE, EDINBURGH, EH10 6AF



## *SUPERB, FULLY MODERNISED FIRST FLOOR 2 BEDROOM VICTORIAN FLAT*

- First Floor Victorian Apartment
- Bay Windowed Sitting Room
- Open Plan Modern Fitted Kitchen
- 2 Double Bedrooms with Built-in Wardrobes/Storage
- White Bathroom with Shower and Cast Iron Bath/WC
- Gas Central Heating
- Partial Double Glazing
- Communal Garden
- Quaint Six-apartment Tenement



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McEwan Fraser is delighted to present this superb two-bedroom Victorian property to the market. Refurbished to a high standard and in true move-in condition, the apartment occupies a preferred first-floor position within a small six-apartment traditional tenement, on a side street in the heart of Morningside, one of Edinburgh's most highly sought-after residential areas and within a conservation area. This turn-key home is an excellent opportunity for buyers seeking both quality and convenience.

The accommodation is centred around a beautiful bay-fronted sitting room, which retains stunning original features, including original wooden fireplace with marble hearth and gas living flame fire, an open Edinburgh wall press and ornate cornicing. The sitting room's generous proportions allow ample flexibility for creating the perfect living space and is open plan to the kitchen area.

The modern fitted kitchen has been thoughtfully designed with a range of base and wall-mounted units arranged around a Belfast sink and complemented by elegant real-wood work surfaces. It includes an integrated gas hob, an electric oven, and integrated fridge unit.

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**Bedroom 1**







**Bedroom 2**





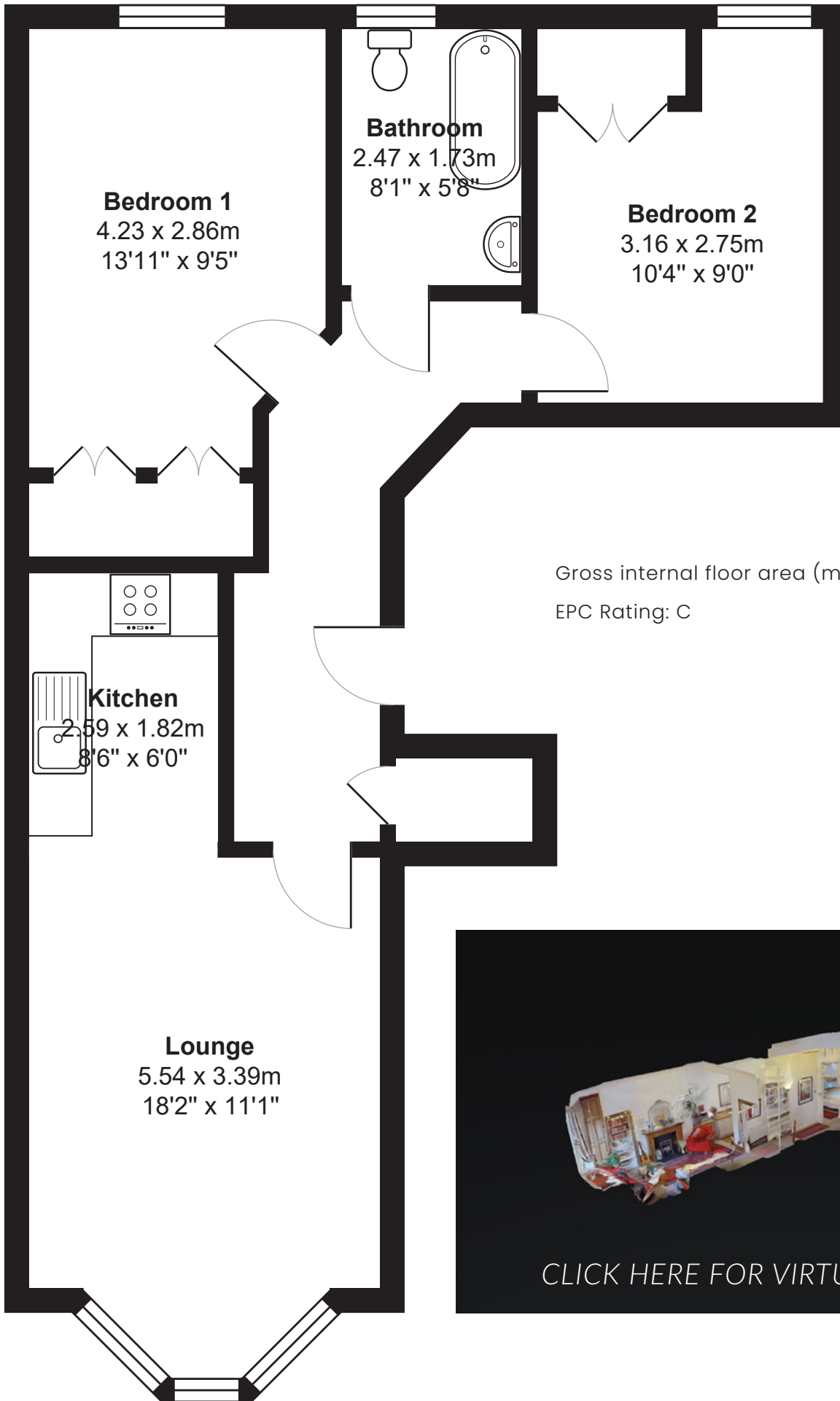


The property further benefits from entrance hall with extensive bookshelves and ample storage cupboard that also houses the washing machine. There is a modern gas central heating boiler and radiators, along with partial double-glazed south-facing bay windows ensuring year-round comfort, peace and quiet.

This exceptional property offers the rare combination

of traditional charm and contemporary living, making it an ideal choice for discerning buyers.

Extras included within the sale are all integrated appliances and fitted quality carpeting. The washing machine/tumble dryer, light fittings, along with some large mirrors and furniture, maybe available by separate negotiation.









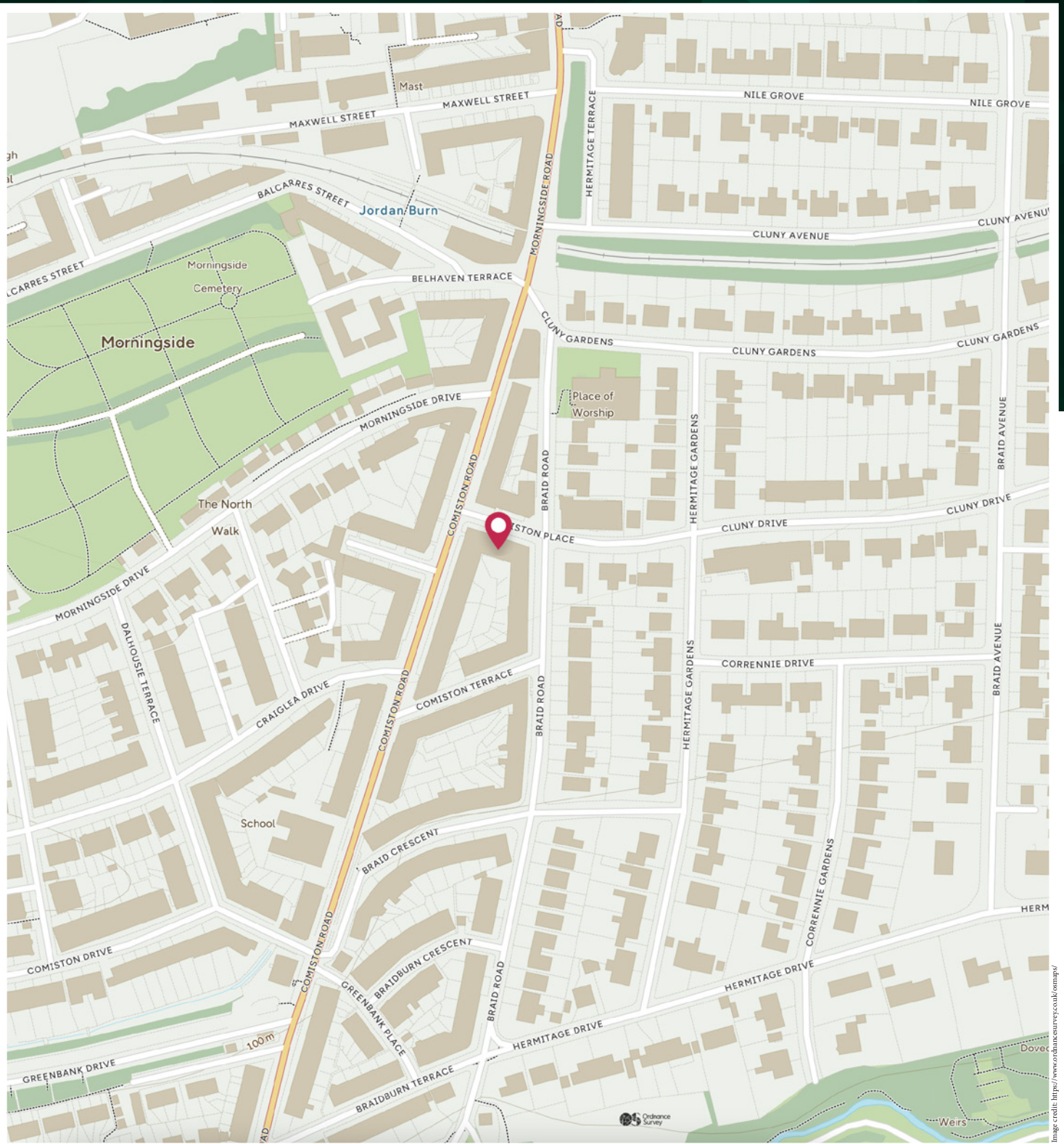


This property is well-positioned within a conservation area in the heart of Morningside, one of the capital's most sought-after residential areas. There is a selection of local amenities on Morningside Road and Comiston Road that have a superb selection of independent specialist retailers, high street shops, bars, cafés, restaurants and a Waitrose supermarket all can be found in Morningside. Further afield, Straiton Retail Park is a short drive away, which includes a Sainsbury's and a Marks and 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 City centre, 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.

## The Location





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