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Morningside, Edinburgh
EH10 6AQ



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more information:

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Summary

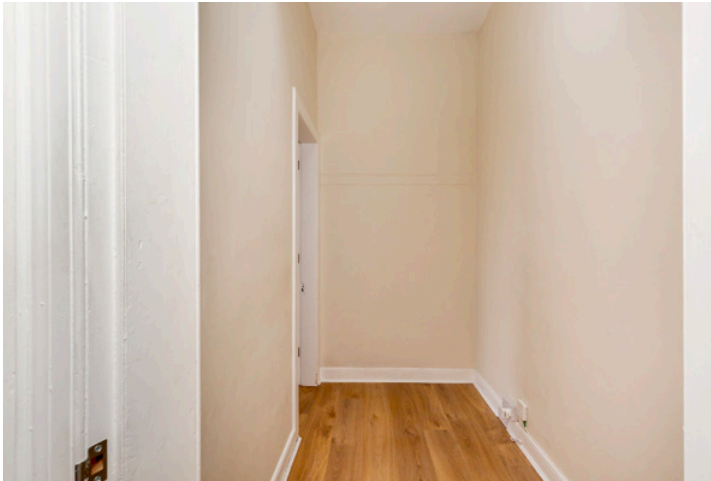
Welcome to a traditional two-bedroom (plus box room) third-floor flat which has a highly sought-after location in prestigious Morningside, offering convenience and an easy commute into the city centre. The home itself is beautifully presented throughout, combining elegant tones with period details and modern fixtures. It provides a sociable open-plan reception area and on-trend kitchen, as well as a stylish three-piece bathroom. The two double bedrooms ensure versatile space for individuals and small families alike, while the box room is ideal for creative use or further storage.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances (oven, ceramic hob, and fridge/freezer) to be included in the sale.

Features

- A third-floor flat in move-in condition
- Part of a traditional tenement building
- In the Morningside conservation area
- Elegant interior design and period features
- Welcoming entrance hall with a box room
- Open-plan living room and modern kitchen
- Two bright and spacious double bedrooms
- 3pc bathroom with overhead shower
- Well-kept shared garden and drying area
- Within a priority parking area (B2)
- Gas central heating and double glazing

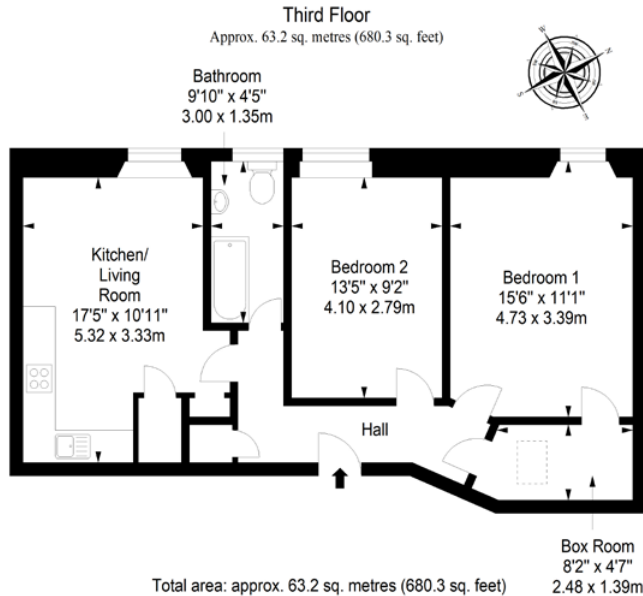








Floorplan



Price & Viewings

Please refer to our website
www.watermans.co.uk

Edinburgh

5-10 Dock Place, Leith, EH6 6LU

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EPC Rating - C | Council tax band - C | Home report Value - £335,000

These particulars do not constitute part of an offer or contract. All statements contained herein whilst believed to be correct are in no way guaranteed. Intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 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.