

Thorntons
The right way to move

108 2F3, Comiston Road,
Edinburgh EH10 5QL

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EPC
C

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Summary

Situated within the ever-popular Morningside district of Edinburgh close to excellent amenities and transport links, 2F3 108 Comiston Road is a generously proportioned second-floor flat extending to approximately 84 sq m (901 sq ft). Offering bright and versatile accommodation, the property comprises: lounge with fireplace, double bedroom, well-proportioned dining kitchen, bathroom, and spacious box room. Additional benefits include gas central heating, double glazing, and a shared communal garden to the rear.

Features

- Spacious second-floor flat extending to approximately 84 sq m (901 sq ft
- Situated in the highly desirable Morningside district of Edinburgh.
- Impressive bay windowed lounge featuring an attractive fireplace.
- Well-proportioned dining kitchen with ample room for dining
- Large double bedroom offering excellent floor space
- Spacious box room ideal for home working, storage or study use.
- Bathroom
- GCH; DG; EPC - C; Communal Garden to rear

Room Measurements

Living Room 18'10" x 10'10" (5.75m x 3.31m)
Kitchen/Dining Room 14'6" x 11'7" (4.41m x 3.54m)
Bedroom 15'7" x 12'0" (4.76m x 3.66m)
Bathroom 12'1" x 6'9" (3.69m x 2.05m)
Box Room 10'11" x 7'6" (3.34m x 2.29m)

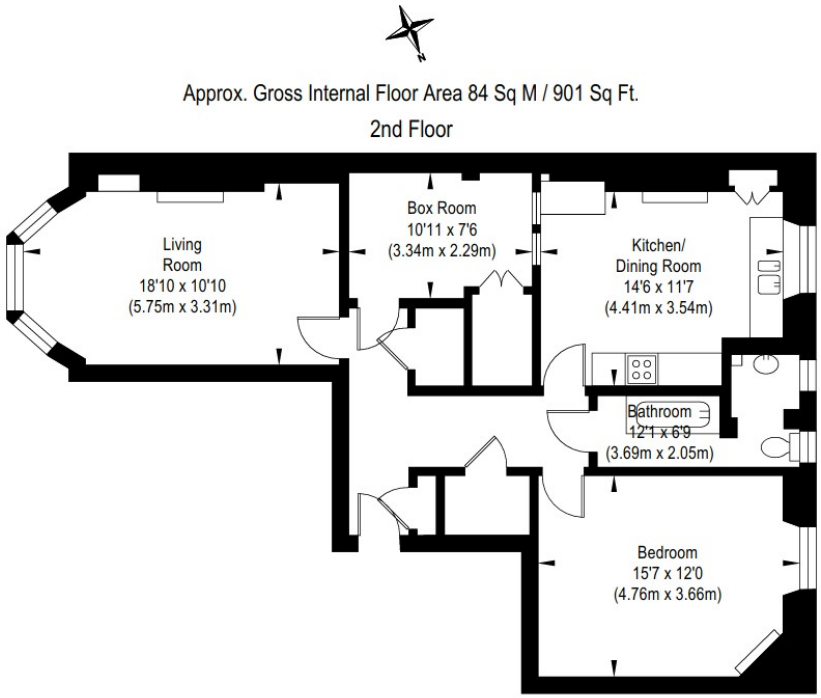








Floorplan



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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