

b+m



# Comely Bank

3 (PF) Comely Bank Grove, Edinburgh, EH4 1AY

# Comely Bank

## 3 (PF) Comely Bank Grove

Quietly situated one bedroom ground floor flat within the highly sought-after residential area of Comely Bank to the north-west of the City Centre. This well-proportioned property would now benefit from some modernisation and upgrading to create a prime central flat for a first time buyer or investor.

- entrance hall
- living room/dining room/kitchen
- bedroom
- bathroom
- box room
- private garden area
- permit parking
- sold as seen
- EPC rating F

### what's included...

All fitted carpets and floor coverings, light fittings, curtains and cooker.

for price and viewing  
call now on 0131 200 1234





## what's near you...

Comely Bank is a highly sought after residential area, situated approximately one mile north-west of the City Centre. The property is conveniently located for access to many local shops, independent boutiques, coffee shops and highly regarded pubs and restaurants in both Stockbridge and the West End. There is a large Waitrose supermarket within a few minutes' walk and Craighleith Retail Park which has a large Sainsbury's Superstore, M&S and other popular retail outlets, is situated within a short car journey. The new St James Quarter will open in 2020 offering further shopping facilities, restaurants and a hotel. The open green spaces of the Royal Botanic Garden, Inverleith Park and the Water of Leith Walkway provide many pleasant walks and sports pursuits. There are several private health clubs within the vicinity as well as Glenogle Swim Centre and Gym. Excellent schools within the private and public sector are easily accessible. Regular bus services within the area connect to many parts of the City and both Haymarket and Waverley Rail Stations are within walking distance. Easy access to the City Bypass, linking to the wider motorway network, Edinburgh International Airport and the Forth Bridges.



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balfour+manson  
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0131 200 1234

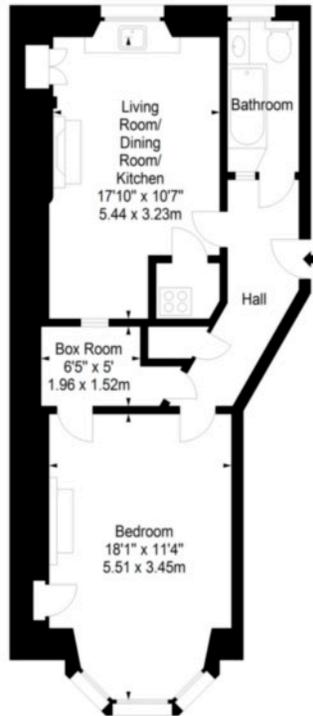
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Comely Bank Grove,  
Edinburgh,  
Midlothian, EH4 1AY



Approx. Gross Internal Area  
562 Sq Ft - 52.21 Sq M  
For identification only. Not to scale.  
© SquareFoot 2019



Ground Floor



No warranties are made regarding the working order of appliances or systems. These particulars are not contractually binding and statements or plans are not warranted. Dimensions are approximate. Interested parties are advised to note interest with B+M as soon as possible post viewing and in the event of a closing date the seller shall not be bound to accept the highest or any offer. Offering Solicitors are advised to use the Scottish Standard Clauses (SSC). Any Offer which does not use the SSC may be responded to by deletion of the non-standard clauses and replacement with the SSC.