



SIMPSON & MARWICK

36/3 Comely Bank Place

Comely Bank, EH4 1EP

simpsonmarwick.com

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Impressive and stylish 1 bedroom (+2 boxrooms) second floor flat located in a desirable area

- Superb sitting room with delightful outlook
- Spacious Kitchen/dining room
- Stylish double bedroom
- Boxroom & study
- Bathroom
- Lovely outlook over Bowling Green
- Highly sought after residential area
- Shared rear garden
- Permit parking
- Gas central heating & double glazing

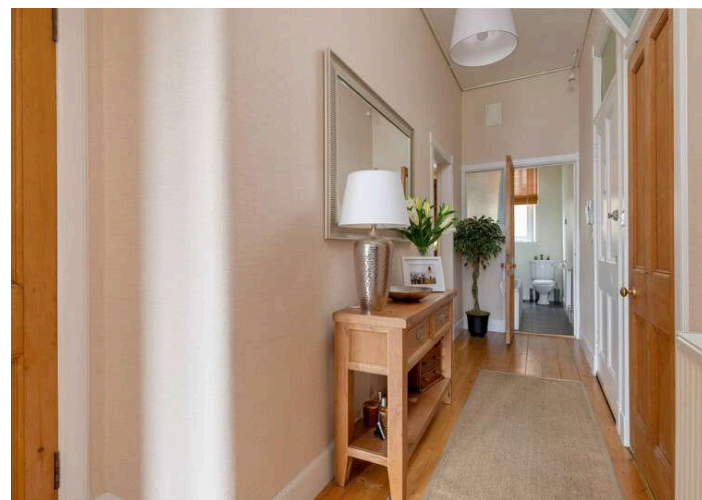
Description

Located in the highly sought after residential area of Comely Bank, this superb second floor flat forms part of a traditional Victorian tenement. The property lies within close walking distance of Stockbridge and the City Centre. One particular selling point is the property has a delightful open outlook over the Dean Bowling Club.

The tastefully presented, stylish interior is bright and generously proportioned throughout and in addition to the double bedroom there are two boxrooms. The stunning interior is complimented by charming period features such as stripped and varnished floorboards, decorative cornicing and attractive fireplaces.

Location

Comely Bank is a highly sought after residential area adjacent to vibrant Stockbridge and located just a short walk from the retail and commercial thoroughfares of Princes Street and George Street. There is an array of specialist shops, fashionable bars, restaurants, quaint coffee shops, delis and boutiques which are all within easy walking distance. Recreational amenities in the locality include the Water of Leith Walkway, the Royal Botanic Gardens, Inverleith Park and the Glenogle Swim Centre.



The Modern Art and Dean Galleries are also easily accessible. Comely Bank is within commuting distance of Edinburgh International Airport by car, and also a short distance from Haymarket Railway Station and the tram link at Haymarket. Excellent schooling is represented in the state and private sector.

Garden

To the rear of the property is a shared garden.

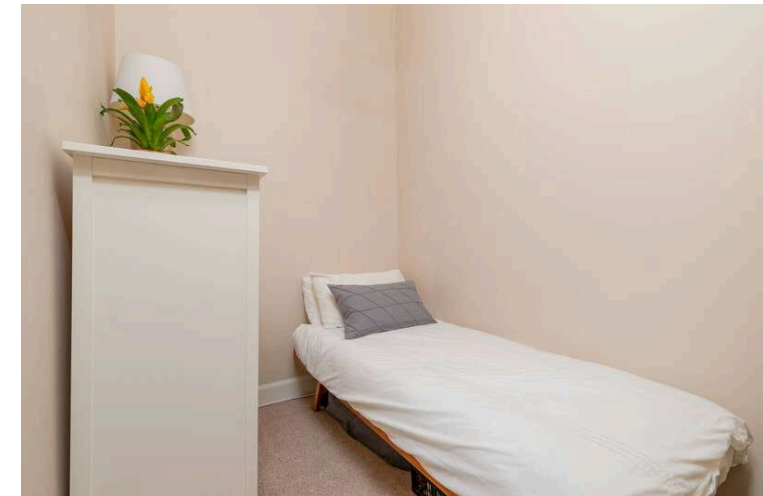
Fixtures and Fittings

All fitted carpets, curtains, curtain poles, blinds, light fittings, hob, oven, extractor hood, fridge/freezer, dishwasher and washer/dryer are included in the sale price.

EPC Rating C

Home Report

The Home Report is available to download from our website www.simpsonmarwick.com. The condition of the property and any material matter is disclosed in the Home Report.



Approx. Gross Internal Area
812 Sq Ft - 75.43 Sq M
For identification only. Not to scale.
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