

74 (flat 1) Comely Bank Avenue, Comely Bank, Edinburgh, EH4 1HE



Description

Forming part of a traditional Victorian tenement, 74 (flat 1) Comely Bank Avenue is a charming dual-facing first floor flat located in the desirable residential area of Comely Bank. Lying within close proximity of all the amenities of cosmopolitan Stockbridge and within easy walking distance of the City Centre, the property offers an enticing opportunity for city professionals wishing to live close to the city centre but with easy access to open green spaces.. Internally, the property offers well proportioned living space which would now benefit from modernisation and upgrading.

Features

- Reception hallway
- Bay windowed living room
- Kitchen/breakfast room
- Two double bedrooms
- Versatile box room
- Bathroom consisting of a white suite with shower
- Electric heating
- Well tended shared garden to the rear
- On street permit parking

Extras

All fixtures are to be included in the price, with additional items available for separate negotiations.

EPC Rating: D

Price and Viewing

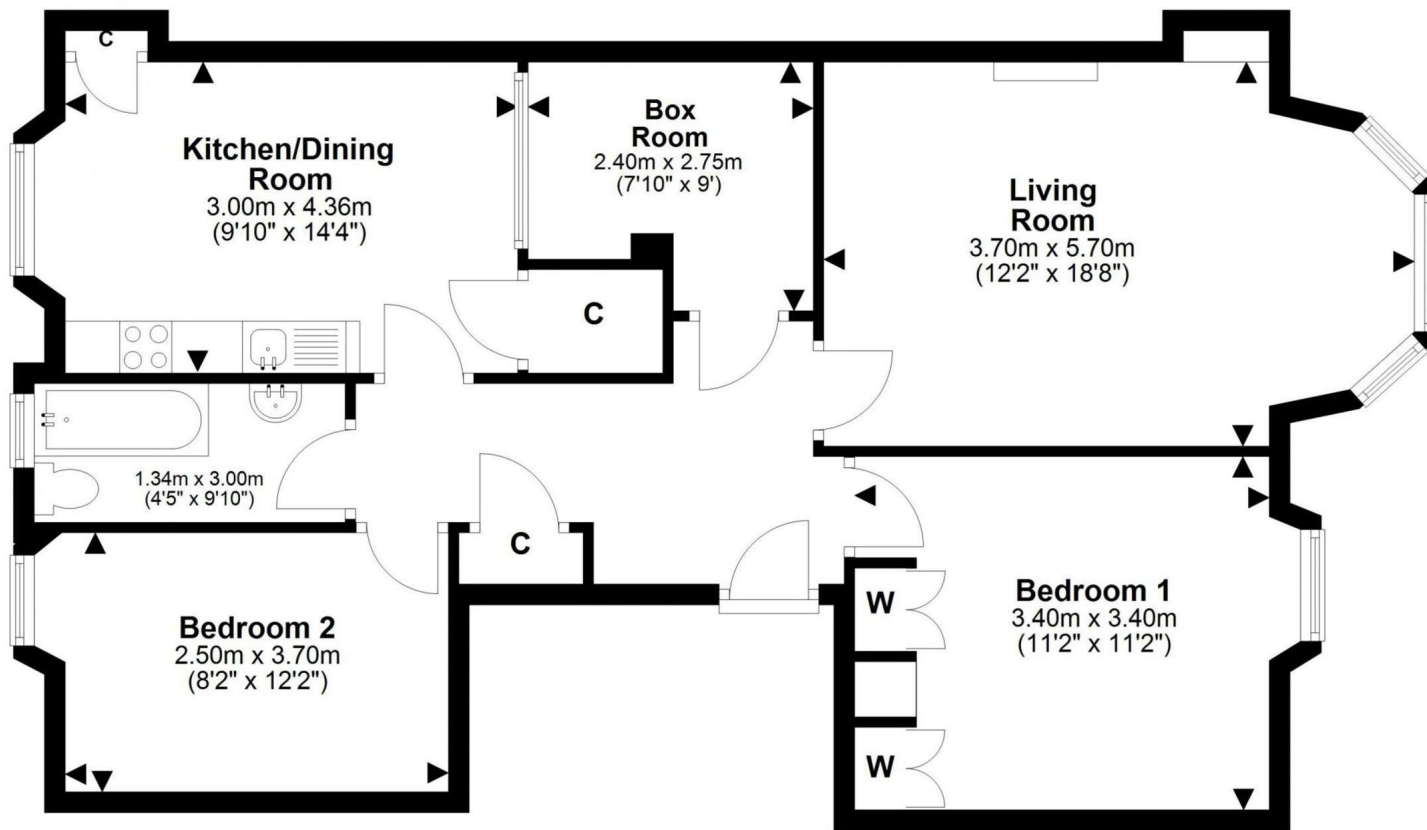
For price and viewing information or further details on this property please contact us on 0131 557 3188.



Location

Minutes from Raeburn Place at the heart of cosmopolitan Stockbridge, Comely Bank Avenue enjoys a coveted location. The stunning Royal Botanic Garden and Inverleith Park are a pleasant walk away as is the picturesque Water of Leith taking you to the historic Dean Village and the Gallery of Modern Art. Fitness enthusiasts will love the variety of leisure activities on offer at the nearby Grange Sports Club and at Glenogle Swim Centre's tastefully refurbished Victorian swimming baths, whilst the award-winning Westwood's Health Club is a five minute drive. An array of high quality dining establishments are closeby and local shopping is excellent. Everyday shopping needs are well-catered for by convenience stores, an award-winning butcher and fishmonger, Marks & Spencer food store, and Sainsbury's Local and there is a large Waitrose at Comely Bank. It is in an ideal location for access to Edinburgh city centre, Waverley and Haymarket train stations, Edinburgh Bus Station, Edinburgh International Airport and The Queensferry Crossing.



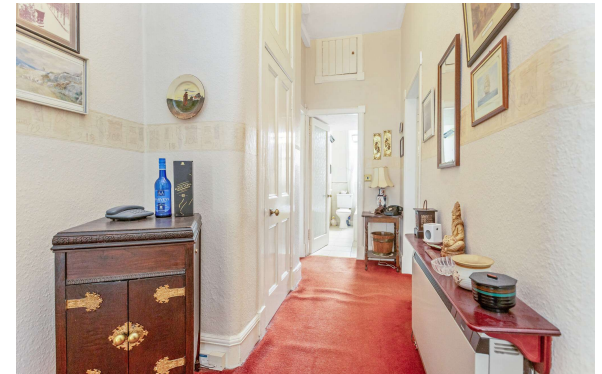


This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.



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