

COULTERS[©]

3F1, 40 COMELY BANK AVENUE

COMELY BANK, EDINBURGH, EH4 1EN



2 BED



2 BATH



1 PUBLIC



TAKE A LOOK INSIDE

Ideally situated in the highly desirable area of Comely Bank, this beautifully presented top-floor flat offers bright, well-proportioned accommodation with an appealing blend of period character and contemporary style. With two generous double bedrooms and excellent local amenities nearby, the property makes an excellent city home.

The spacious sitting room is a particularly attractive room, filled with natural light and featuring beautiful decorative cornicing, wooden flooring and an Edinburgh press, adding a lovely touch of period character. The modern kitchen is positioned directly off the sitting room and is fitted with sleek white cabinetry, complementary worktops and integrated appliances.

KEY FEATURES



Bright and well presented top floor flat.



Two generous double bedrooms, one with en-suite shower room.



Shared garden to the rear.



On street permit holder parking & metered parking.



A short stroll from Inverleith Park.



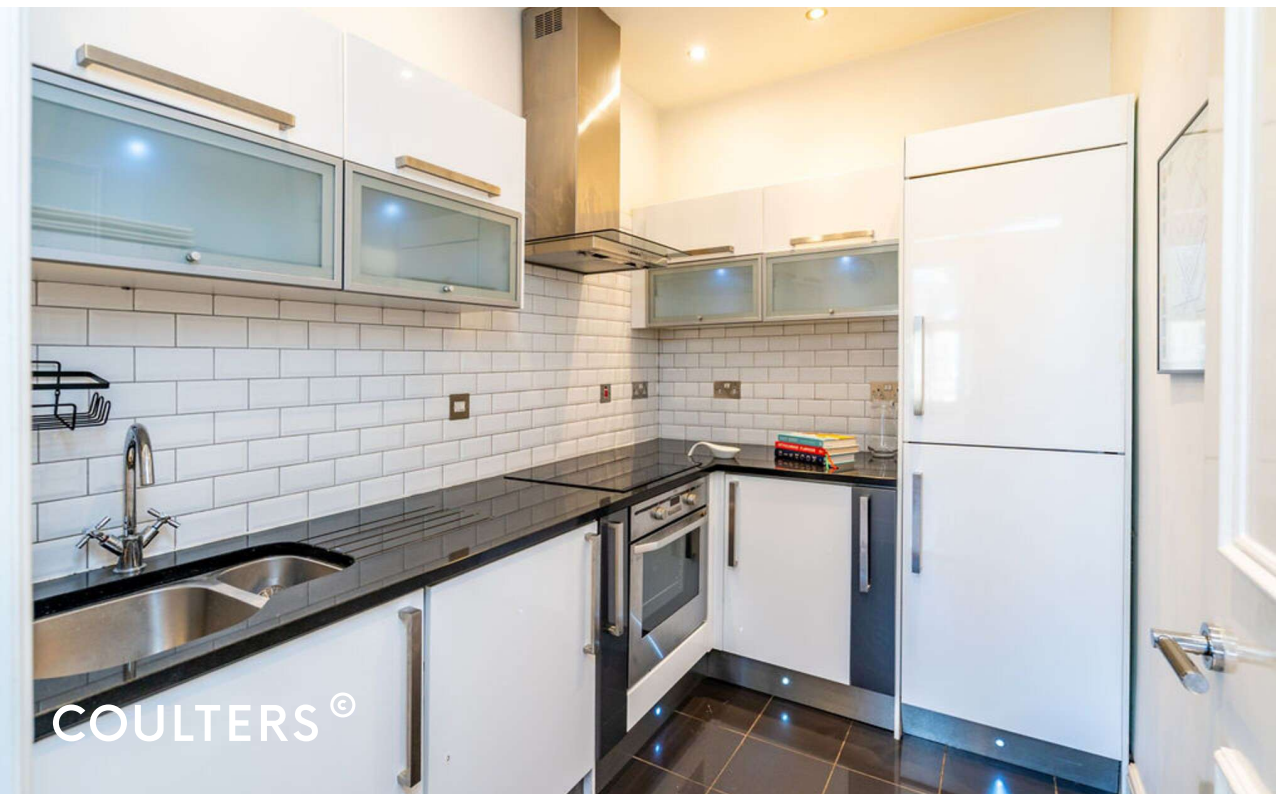
Independent retailers, restaurants and cafes on the doorstep.



EPC Rating - C



Council Tax Band - D





There are two generous double bedrooms, with the principal bedroom benefiting from a stylish en-suite shower room. A separate family bathroom completes the accommodation, while excellent storage is provided throughout.

The property also benefits from access to a shared rear garden and permit-holder on-street parking.

EXTRAS

The blinds, light fittings and white goods are included in the sale price. Items of furniture are available subject to separate negotiation. The building is factored by Trinity Factors at a approximate monthly cost of £35.25.





THE LOCAL AREA

A pleasant stroll from the city centre, Comely Bank is conveniently nestled between vibrant Stockbridge and the residential area of Craigleith. There is a fantastic choice of local amenities on its doorstep including boutiques, galleries, independent shops, butchers, fishmongers and renowned cheesemongers. The stunning Royal Botanic Garden and Inverleith Park are both within easy walking distance, as is the picturesque Water of Leith, providing excellent opportunities for walking, running and cycling. The area is also well served by a range of sporting and leisure facilities, including the well-regarded Westwoods Health Club, The Grange Club with its tennis, cricket, squash and hockey facilities, and several nearby gyms and fitness studios.

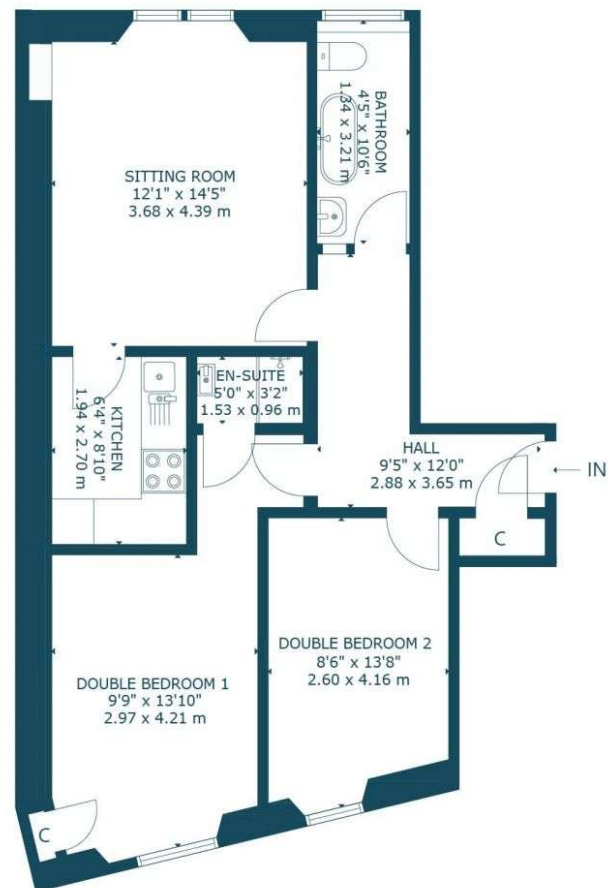
Everyday shopping needs are well catered for by a large Waitrose just a stone's throw away. The numerous shops in neighbouring Stockbridge, together with Craigleith Retail Park, offer more extensive shopping with a wide variety of retailers including a large Sainsbury's supermarket and Marks & Spencer. The property lies within the catchment area for Flora Stevenson Primary School, St Mary's RC Primary School, Broughton High School and St Thomas of Aquin's RC High School. Excellent private schooling is also available nearby, including The Edinburgh Academy, Fettes College and Erskine Stewart's Melville Schools.

Whilst highly accessible on foot, the area is exceptionally well connected by regular bus services to the City Centre, Waverley and Haymarket railway stations, Edinburgh Bus Station and the tram network, providing direct links to Edinburgh International Airport.

HOME REPORT VALUATION: £360,000



THIRD FLOOR



3F1, 40, COMELY BANK AVENUE, EDINBURGH, EH4 1EN
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 676 SQ FT / 63 SQ M
 All measurements and fixtures including doors and windows are approximate and
 should be independently verified.
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0131 603 7333



enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.