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SOLICITORS & ESTATE AGENTS



(3F2), 5 Comely Bank Row
EDINBURGH, EH4 1DZ

No onward chain
Ideal investment or first time buy
bustling area of Stockbridge, with independent shops, restaurants and cafes
Short walk to Leith Walk
EPC: band TBC
Council tax band: C

Situated in the highly sought-after residential area of Comely Bank, this delightfully bright one-bedroom third-floor apartment is presented in excellent order throughout. The property benefits from full gas-fired central heating and double glazing, ensuring a comfortable and welcoming living environment.

The apartment enjoys views to the front across neighbouring buildings and garages, while its peaceful residential setting is just a stone's throw from the vibrant streets of Stockbridge. Here, residents can enjoy an excellent selection of independent shops, cafés, restaurants and businesses, together with a superb range of local amenities.

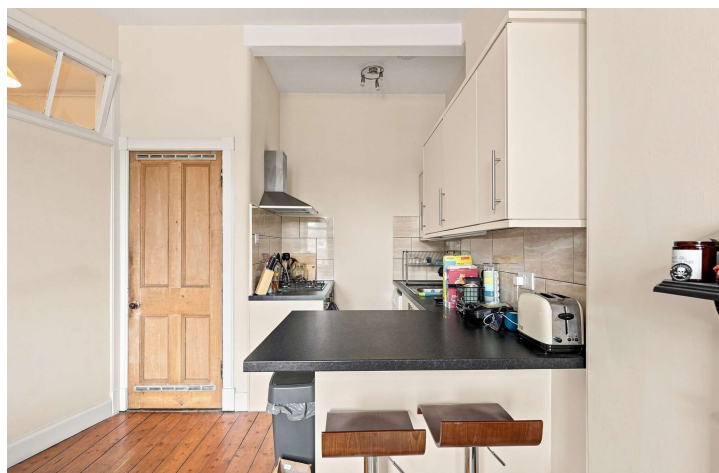
Available with **no onward chain**, the property offers an excellent opportunity for a first-time buyer or investor looking to acquire a home in this highly desirable area. With the property ready for immediate occupation, early viewing is highly recommended.

Accommodation

The property is entered via a welcoming entrance hallway with useful storage and access to all rooms. The bright living room and breakfasting kitchen provide a sociable and versatile space, with the kitchen fitted with a gas hob and built-under oven, together with space for a freestanding washing machine. A breakfast bar creates a useful dining area and provides an ideal space for informal meals or entertaining. The living room is centred around an original fireplace, now housing an electric fire, with recessed display shelving and a large front-facing window which floods the room with natural light. A generous utility cupboard, complete with power, is currently utilised to house the freestanding fridge and provides excellent additional storage. The well-proportioned bedroom offers ample space for freestanding furniture and benefits from an attractive original fireplace, adding a lovely touch of period character and charm. The bathroom is fitted with contemporary white subway-style tiling and a white suite, incorporating a bath with mains-fed shower over. A particularly useful feature is the separate box room, currently utilised as a home office with power and lighting. This versatile space could also offer potential for reconfiguration; in some neighbouring properties, similar box rooms have been incorporated into the kitchen/living area to create a larger open-plan space, subject to the necessary consents.

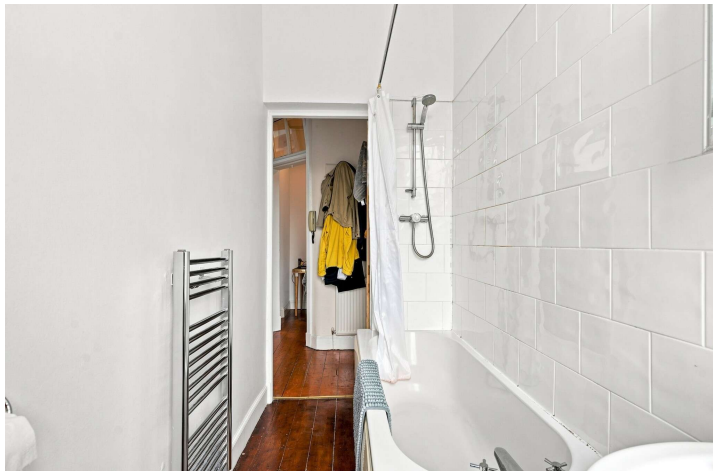
Location:

Comely Bank is one of Edinburgh's most sought after city centre locations due to its excellent local amenities and its close proximity to the West End and Princes Street. The area is well served by an abundance of local private retailers with an eclectic selection of everyday shops, coffee shops and restaurants. There are further amenities which include a Waitrose Supermarket and a Co-op store all within easy walking distance. The area is also well known for its beautiful open green spaces which includes Inverleith Park and Edinburgh Royal Botanic Gardens. Craighleith Retail Park with a wider selection of larger retail stores is close by and Edinburgh's bustling city centre and west end are only a short distance away. The area is well known for its excellent schools which include Flora Stevensons Primary and Broughton High School. There is residents zone parking within the location and permits can be purchased through the City of Edinburgh Council. Regular public transport operates to and from the city centre and to surrounding areas.

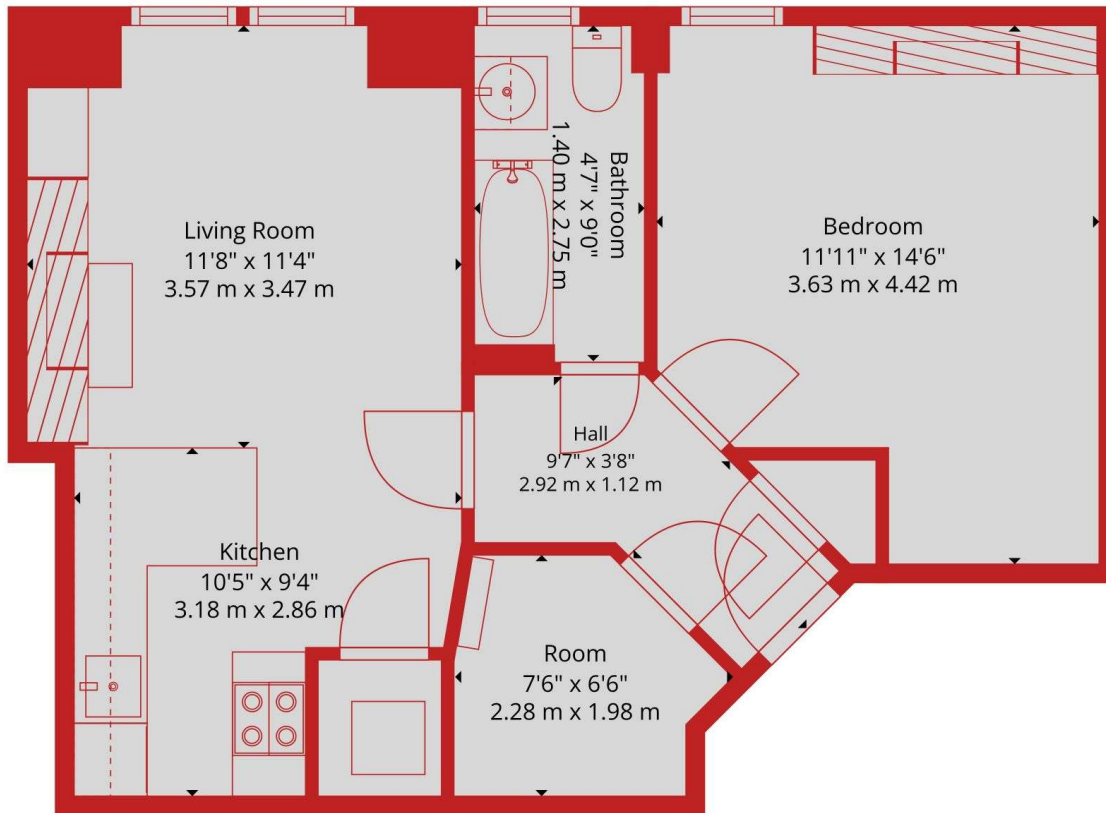












Total: 515 sq. Ft, 48 m2
 1st Floor: 515 sq. Ft, 48 m2
 Excluded Areas: Undefined: 12 sq. Ft, 1 M2, Walls: 49 sq. Ft, 4 m2

Measurements Deemed Highly Reliable But Not Guaranteed.



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit
www.satsolicitors.co.uk



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