



3 (2f3) Comely Bank Terrace

Edinburgh, EH4 1AT



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88sqm

EPC

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AS Anderson
Strathern

3 (2f3) Comely Bank Terrace Edinburgh, EH4 1AT

Occupying a prime position in the heart of Stockbridge, this traditional flat offers generous proportions and an abundance of period character, presenting an excellent opportunity for a purchaser to create a home tailored to their own tastes and requirements. With bright, versatile accommodation and a wonderful sense of space throughout, the property combines the charm of Edinburgh's historic tenements with scope for modernisation.

Situated on the second floor, the property is entered via a welcoming hallway providing access to all principal rooms. The bright and spacious living room offers an ideal setting for both relaxing and entertaining, while the dining kitchen provides ample space for everyday dining together with good storage and worktop space. There are two well-proportioned double bedrooms, both offering comfortable accommodation, in addition to a useful box room which could serve as a home office, occasional guest room or additional storage space. A bathroom fitted with a three-piece suite completes the accommodation.

The property benefits from a secure entry system, access to a shared rear garden and on-street residents' permit parking.

Property features

- Second-floor tenement flat
- Two double bedrooms
- Sash and case windows
- Shared rear garden
- Secure entry system
- Prime Stockbridge location

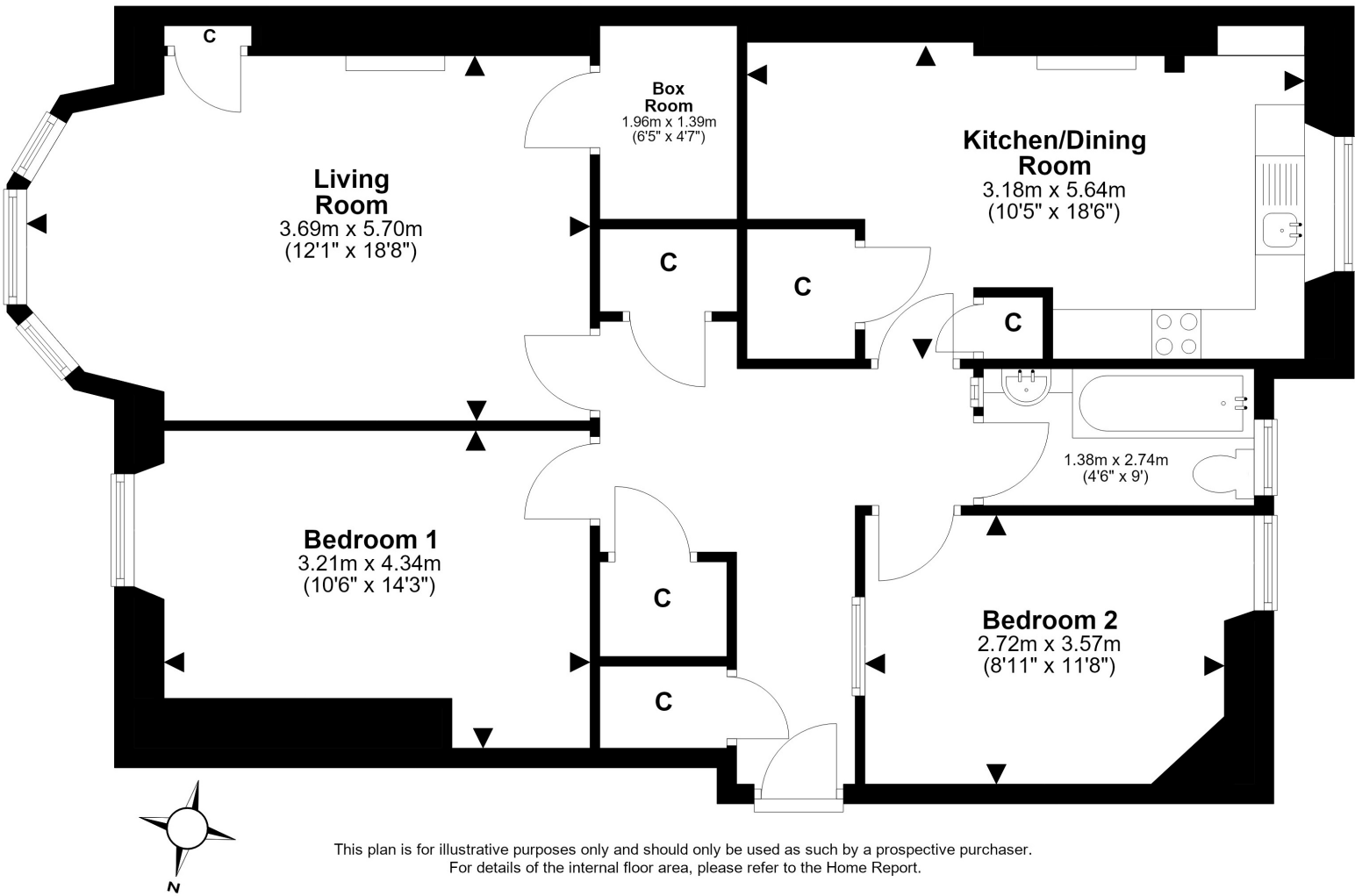






Location

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.



Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated appliances, light fittings and fixtures. Free-standing appliances may be available by separate negotiation. The seller will not warrant the working order of any appliances, systems or services.

Council Tax band E

The building has a communal maintenance fund managed by two stair representatives. Contributions are collected as required to cover repairs, maintenance and garden upkeep.

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.



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