41/1 Comely Bank Avenue

COMELY BANK | EDINBURGH | EH4 1ES

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Situated on the popular Comely Bank Avenue, this attractive two-bedroom ground floor flat offers spacious accommodation, charming period features and access to a small, private front garden and communal rear garden.

The property comprises an entrance hallway leading to a bright and spacious living room featuring a period fireplace and ornate cornicing. The kitchen provides ample worktop space, floor and wall-mounted units, and a recess for a dining table. There are two bedrooms, including a generous front-facing principal bedroom and a rear-facing second bedroom, ideal for use as a guest room, nursery or home office. A bathroom with a three-piece suite and over-bath shower completes the accommodation.

Externally, the property benefits from a useful storage cupboard and access to a small, private front garden and communal rear garden.

Comely Bank is a sought-after residential area, well placed for local shops, cafes, transport links and the popular amenities of nearby Stockbridge, with Edinburgh city centre also within easy reach.

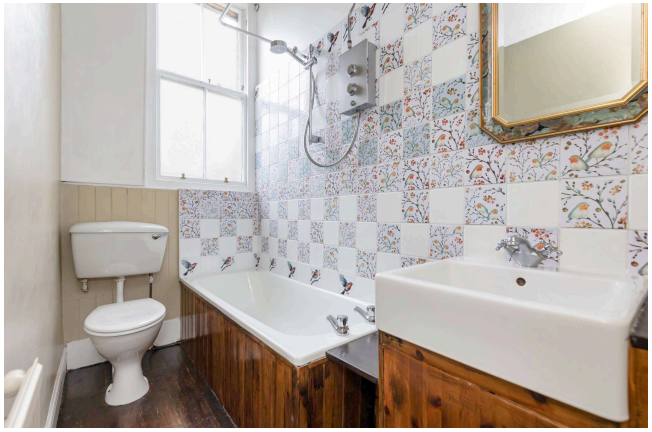
- Ground floor two bedroom flat
- Access via secure entry system
- Located in the sought after area of Comely Bank
- Period features
- Close to local amenities and transport links
- Gas central heating
- Working Victorian Shutters in Kitchen, Sitting Room & both Bedrooms.
- Small private garden to front of property

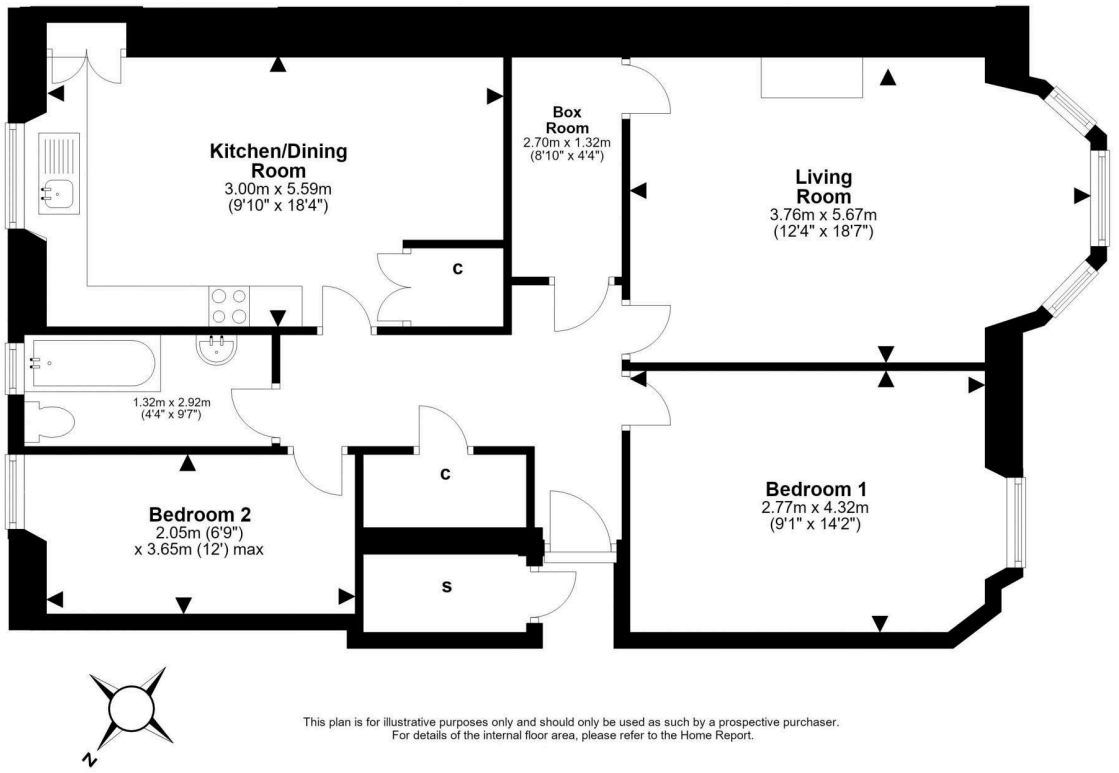
Council tax band E, EPC rating D

All fixtures, fittings, integrated kitchen appliances, curtains, blinds and clothes pulley in kitchen will be included in the sale. Central light fitting in sitting room and curtains in bedroom one will not be included in the sale.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

The highly regarded Comely Bank area offers a choice of amenities to be enjoyed by its residents, including a Waitrose supermarket, Mimi's Bakehouse and Pure Gray cafe and gift shop. Just a little further along the road, heading towards the city centre, the area merges with Stockbridge, where you'll find a superb selection of specialist shops, delis, fashionable bars and restaurants. Craigleith Retail Park, hosting a variety of High Street stores and the city centre itself are both within easy reach by car or the regular bus services from the area. There are excellent schools - both public and private sector - from nursery to secondary level. Some of Edinburgh's best loved parklands are in the vicinity, including the green expanse of Inverleith Park, the Royal Botanic Gardens and the Water of Leith with its leafy walk/cycleways. The location is ideal for those connected to the Western General Hospital or Fettes Police Headquarters. The nearby Queensferry Road/A90 gives access to the central motorway networks and the Queensferry Crossing for travelling outwith Edinburgh.





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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