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Offers Over

£240,000

2/1 Comely Bank Row

Comely Bank | Edinburgh | EH4 1DY

This well presented one bedroom ground floor flat offers stylish accommodation in the sought after Comely Bank district. With an excellent choice of local shops, cafes and green spaces nearby, together with convenient transport links, the property is ideally suited to first time buyers, professionals and investors alike.

- 1 bedroom
- 1 public room
- 1 bathroom
- Communal garden
- Permit/meter parking
- EPC rating – D
- Council tax band - C



Description

The entrance hall provides useful storage and leads to the bright lounge/dining room on the right. An electric fire adds a focal point, while a door opens onto the communal garden, where there is space for a table and chairs to relax and dine during the warmer months. The lounge/dining room is open plan to the modern kitchen, which is fitted with white wall and base units, co-ordinated worktops and a utility cupboard plumbed for a washing machine. A good size double bedroom and a contemporary shower room with a white suite, rainfall shower and heated towel rail complete the accommodation. The property also benefits from gas central heating and double glazing.





Extras

Included in the sale will be the electric oven, washing machine, and undercounter fridge/freezer.

Gardens and parking

There is a communal garden and permit/meter parking is available outside and on the surrounding streets.

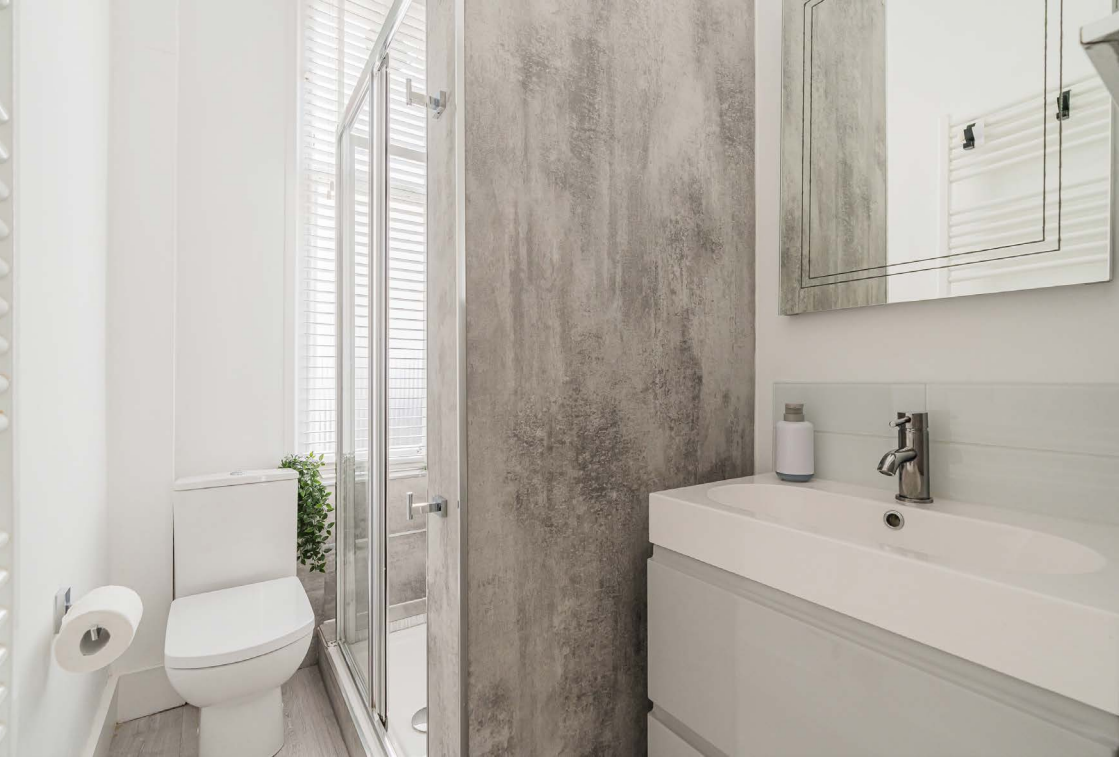
Viewing

By appointment through Neilsons (0131 625 2222).









Location

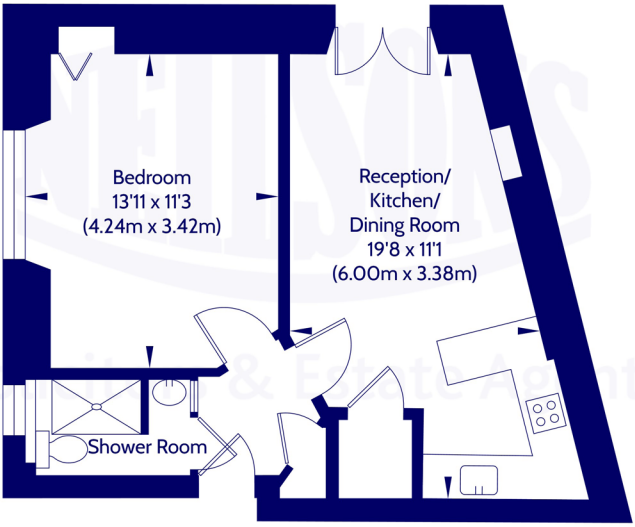
Comely Bank and the neighbouring district of Stockbridge offer a superb choice of speciality shops, fashionable bars, quaint coffee shops, delis, boutiques and a weekend market. Locally, there is a Waitrose supermarket on Comely Bank Road, a Marks and Spencer's Food Hall in Stockbridge and a large Sainsbury's supermarket and range of retail stores at Craigleith Retail Park. There is easy access to the Water of Leith Walkway and cycle path, whilst the beloved Royal Botanic Gardens and Inverleith Park are also both within comfortable walking distance. The Drumsheugh Baths Club is situated nearby on Belford Road whilst the Edinburgh Sports Club, Dean Tennis Club and the Scottish National Gallery of Modern Art are all within easy traveling distance. Haymarket rail station is close by, and regular public transport provides swift access in and around the city.





Approx. Gross Internal Floor Area 40 Sq M / 429 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

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