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6 (2F2) Comely Bank Terrace

Comely Bank | Edinburgh | EH4 1AS

Set on the second floor of a traditional Comely Bank tenement, this stylish two bedroom flat enjoys pleasant views over Dean Bowling Club and offers an appealing home in a popular Edinburgh neighbourhood. Its location brings together the convenience of local amenities and the attractions of nearby Stockbridge, with green spaces and transport connections adding to the appeal.

- 2 bedrooms plus boxroom
- 1 public room
- 1 bathroom
- Communal garden
- Permit/meter parking
- EPC rating – C
- Council tax band - D



Description

In move in condition, you enter a welcoming hallway which leads to the bright lounge/dining room on the right, where decorative cornicing and a ceiling rose add character. The modern kitchen is fitted with a range of wall and base units complemented by co-ordinated worktops. There are two bedrooms plus a versatile boxroom, ideal for use as a home office or study. Completing the accommodation is a contemporary shower room, featuring a white suite, a walk in cubicle with a rainfall shower and a heated towel rail. The property also benefits from a secure entryphone system, gas central heating and double glazing.





Extras

Included in the sale will be the induction hob and electric oven, and integrated washing machine and fridge/freezer. Other furniture is available by separate negotiation.

Gardens and parking

There is a well maintained communal garden to the rear of the building which residents can enjoy the use of, and permit/meter parking is available outside and on the surrounding streets.

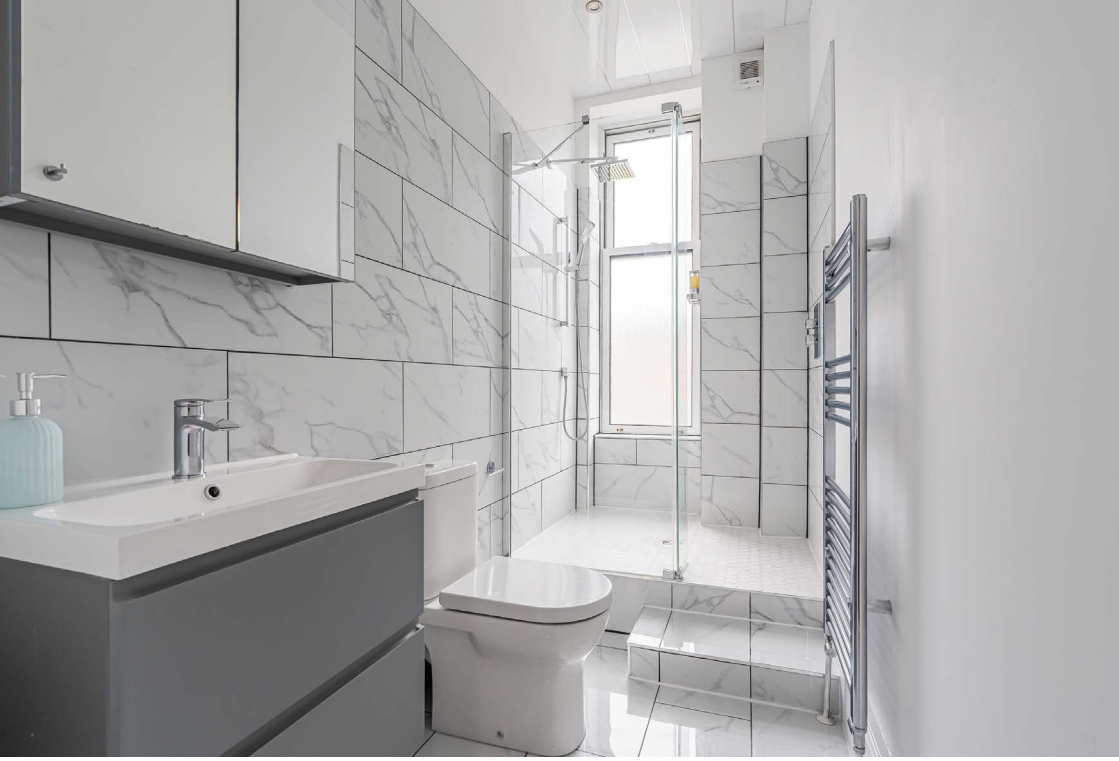
Viewing

By appointment through Neilsons (0131 625 2222).



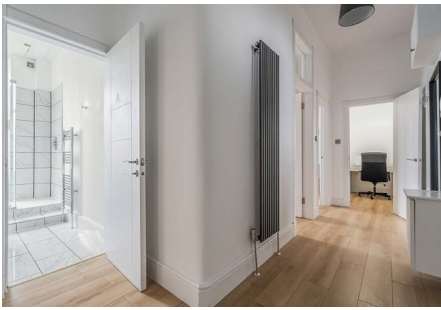






Location

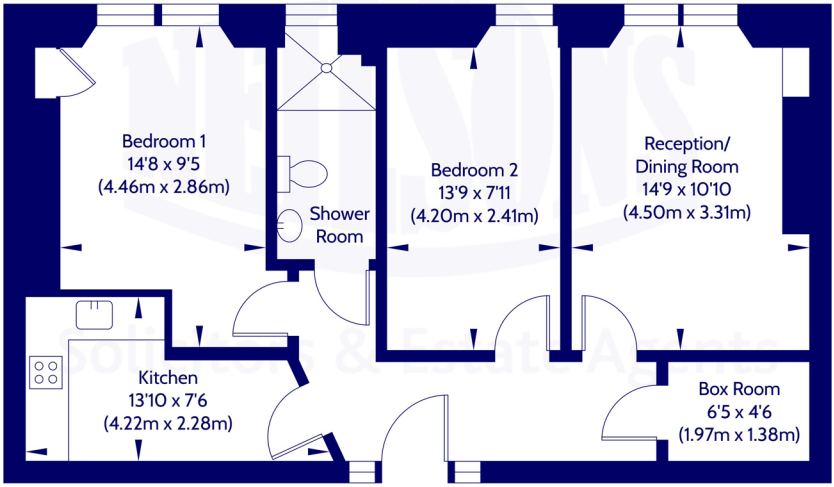
Comely Bank and the neighbouring district of Stockbridge offer a superb choice of speciality shops, fashionable bars, quaint coffee shops, delis, boutiques and a weekend market. Locally, there is a Waitrose supermarket on Comely Bank Road, a Marks and Spencer's Food Hall in Stockbridge and a large Sainsbury's 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 62 Sq M / 667 Sq Ft.

2nd 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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