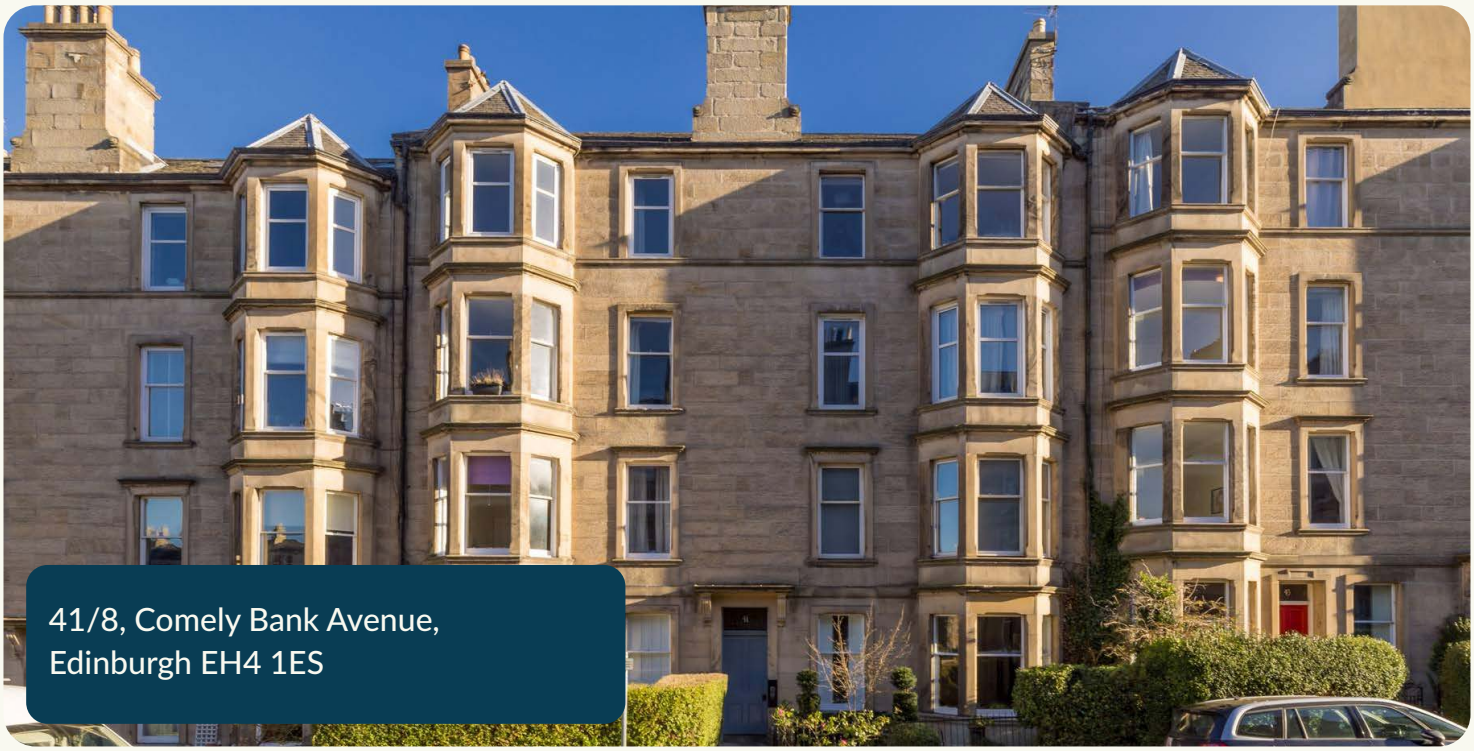


41/8, Comely Bank Avenue,
Edinburgh EH4 1ES







A delightful 2 bedroom top floor flat, located in Edinburgh's sought after central area of Comely Bank

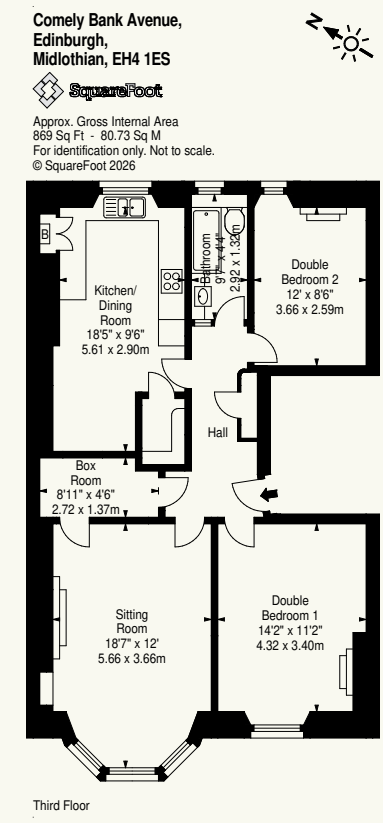
2 Bed | 1 Bath | 1 Reception

41/8 Comely Bank Avenue is a delightful 2 bedroom top floor flat, located in Edinburgh's sought after central area of Comely Bank. The interior of the property, which retains a number of attractive period features, is light filled, well proportioned and, whilst now in need of a degree of modernisation, offers the opportunity to create a superb home in a popular, central location. The accommodation, in brief, comprises – entrance hallway with storage, sitting room with bay window and feature fireplace, kitchen / dining room with pantry cupboard, 2 double bedrooms, boxroom, and bathroom. There is a well maintained shared garden located to the rear of the building.

Features

- Sought after central location
- Excellent local amenities
- Sitting room with bay window
- Kitchen / dining room
- 2 double bedrooms
- Boxroom
- Bathroom
- Shared rear garden
- Gas central heating
- Permit parking
- EPC Rating C

Offers Over £365,000









Comely Bank is situated north of the city centre, just over the Dean Bridge and as such is little more than ten minutes on foot from the West End and Princes Street. In the opposite direction lies open parkland including Inverleith Park and the Royal Botanic Gardens. Consequently, it is a much sought after and highly respected residential area with much to recommend it. Not only are the city's amenities easily within walking distance but Comely Bank itself and adjoining Stockbridge offer an eclectic mix of small speciality shops, fashionable restaurants, cafes and bars, all within a few minutes on foot. There is a large branch of Waitrose literally around the corner and the Craigleith Retail Outlet boasts a number of High Street stores including Marks & Spencer and a Sainsbury's Supermarket. An open air market in neighbouring Stockbridge is a hive of activity on a Sunday morning. Although very much part of the city, the area has a unique village like atmosphere and is surprisingly greenbelt. In addition to the wonderful open spaces of both Inverleith Park and the Botanics, the Water of Leith Walkway meanders all the way from Balerno to Leith and provides a leafy route for walkers and cyclists alike. There are a number of fitness clubs within close proximity including the Glenogle Centre with swimming pool and a wide programme of activities. The Grange Cricket and Squash Club is located at the foot of the Avenue.

FOR VIEWING:

Sunday, 2:00pm - 4:00pm or by appointment

Contact Lindsays on:

0131 229 4040 edinburghproperty@lindsays.co.uk property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.