

# 13/5 Comely Bank Row, Comely Bank Edinburgh, EH4 1EA

OFFERS OVER £250,000



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- Victorian first floor flat which has been beautifully designed and in contention for a national interiors/design award
- Stylish kitchen area with breakfast bar and recessed living room space
- Double bedroom, box room/study with built in bed and bright modern shower room with high end fittings
- Gas central heating and Upvc double glazing
- Blend of traditional and modern design
- Ample zoned parking for residents
- Yards away from excellent restaurants and specialist food stores
- EPC C

### Description

This beautifully designed property (49 sqm) forms part of a classic stone tenement dating back to around 1900s. Bright and sunny, the flat retains timeless character. The owners have designed this to exacting standards with close attention to detail and is even up for a national interiors/design award. The rear-facing living room is open plan to a modern fitted kitchen area with breakfast bar and is complete with built-in appliances. There is a double bedroom (featuring bespoke built-in wardrobes), a versatile box room/study with built in bed and an attractive shower room with modern wall coverings and high end fittings. The apartment will appeal to purchasers of all age groups and would provide the perfect home for a first time buyer.







### Central Heating and Double Glazing

Gas central heating operated by a boiler and the property is complemented by UPVC double glazing

### Garden and parking

The building has an enclosed landscaped mutual garden to rear. Comely Bank Row and surrounding streets offer ample zoned parking for residents.

### Location

The residential district of Comely Bank lies between Stockbridge and Craigleith just a little south-west of the Royal Botanic Garden. Although only a few yards away from numerous shops/amenities, Comely Bank Row itself is an extremely peaceful street which is lined on one side by traditional tenements. This popular location offers a choice of banks, delicatessens, Waitrose, famous cheesemonger, chemist, wine merchants, numerous cosmopolitan restaurants, coffee shops and bars. Local amenities include a library, medical centre, swimming pool, fitness centres and open amenity ground. Several cycle routes and the delightful Water of Leith Walkway. Edinburgh's vibrant West End and fashionable George Street nightspots are close by. There are well served bus routes and cycle tracks which provide off-road access right across the City.

### Mortgage Valuation

It has been valued at £260,000 and the Home Report is available via the ESPC web site.

### Council Tax and EPC

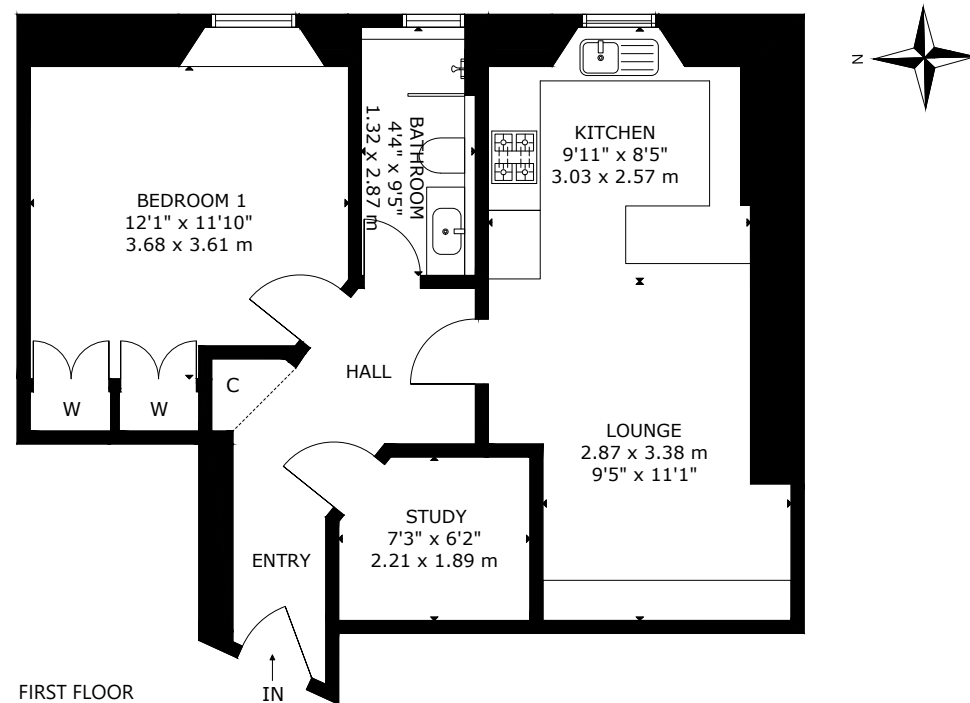
It lies in Council Tax Band C and has a C-rated Energy performance certificate.

### Extras

All floor coverings and integrated kitchen appliances are included in the sale.

### Viewing

Telephone Agents – 0131 229 3399.



13/5 COMELY BANK ROW, EDINBURGH  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 527 SQ FT / 49 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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