



21 COMELY BANK GROVE

Comely Bank, Edinburgh, EH4 1BS



1

Public Room



3

Bedrooms



1

Bathroom



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Welcome to a main-door three-bedroom ground-floor flat which forms part of a popular development in sought-after Comely Bank. Offering bright and spacious rooms, this home is beautifully presented throughout, with lightly decorated interiors and modern finishings. It includes a well-appointed kitchen and a quality three-piece bathroom. Furthermore, the flat boasts private gardens, in addition to a vast shared garden at the rear of the development.

The flat's private front door opens into a welcoming vestibule flowing through to a hall with storage. It is a lovely introduction. Directly ahead is the southwest-facing living/dining room. Here, elegant décor and white detailing set an inviting aesthetic, along with the warm glow of varnished wooden floorboards. A trio of windows flood the room in natural light, whilst spacious proportions accommodate both lounge furniture and a table and chairs. Whether socialising, dining, or unwinding, this space is wonderful for daily use.

CEPC
RATING**E**COUNCIL
TAX BAND**VIEWING**By appointment only
with Gilson Gray on
0131 516 5366

Features

- A beautiful ground-floor flat
- Part of a popular development
- Situated in sought-after Comely Bank
- Lightly decorated interiors throughout
- Private main-door entrance
- Vestibule and hall with storage
- Southwest-facing living/dining room
- On-trend Shaker-inspired kitchen
- Two spacious double bedrooms
- Versatile third bedroom with storage
- 3pc bathroom with overhead shower
- Private gardens to the front and rear
- Large communal garden laid to lawn
- Controlled permit parking (Zone N3)







The kitchen is openly accessed from here, enjoying an on-trend Shaker-inspired design. It features base and wall-mounted cabinets, as well as wood-toned worktops and easy-to-clean splashbacks. It is an attractive look finished by integrated appliances. It also provides access to the private rear garden.





Meanwhile, the three bedrooms are located throughout the home. The principal (fronted by a bay window) and second bedrooms are both large doubles laid with plush carpets, whilst the third bedroom is a versatile space with wooden floorboards and built-in storage, making it an ideal office area (if preferred). All three rooms are lightly decorated, continuing the property's exacting standards. Finishing the accommodation is a modern three-piece bathroom with an overhead shower.

Externally, the home has the advantage of private gardens to the front and southwest-facing rear, the latter providing a delightful spot for relaxing in the sun. Furthermore, homeowners have access to a large communal garden that has a sweeping lawn. Conveniently, controlled permit parking is also in effect (Zone N3).







Extras: integrated kitchen appliances to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

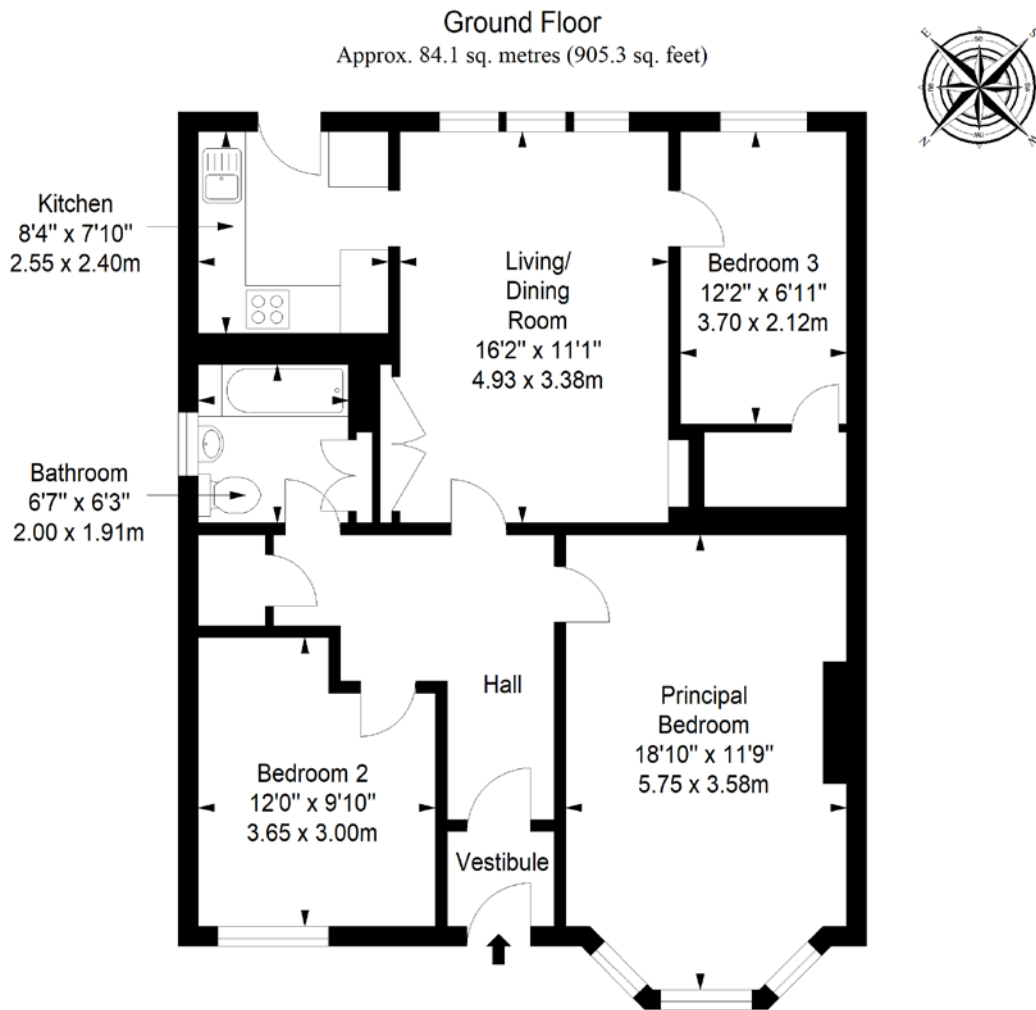




COMELY BANK, EDINBURGH

The much sought-after Comely Bank area of Edinburgh offers an ideal location, next to the vibrant and unique village atmosphere of fashionable Stockbridge, and within walking distance of the city centre with its many attractions. Stockbridge offers a wealth of amenities including boutiques, galleries, independent shops, bookshops, well-renowned cheesemongers, fishmongers and butchers, and a fantastic selection of cafés, restaurants and pubs boasting an abundance of character and individual flair. Nearby Craigmiles Retail Park offers more extensive shopping with a wide variety of High Street stores. Enjoying the outdoors couldn't be easier with Inverleith Park and the Royal Botanic gardens close by – an oasis of green making it seem almost impossible to be so close to the city centre. A leisurely stroll or cycle along the beautiful Water of Leith walkway makes the perfect escape from the day's hustle and bustle. For the active type, Glenogle swim centre offers beautifully restored Victorian swimming baths, a state-of-the-art gym and fitness classes. The Grange Club on the edge of Inverleith Park boasts tennis, hockey, squash and cricket. The area enjoys some of Edinburgh's finest independent state and private schools, within walking distance. Comely Bank is well-served by regular bus services to the city centre and beyond.

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