



15/7 Comely Bank Avenue
Comely Bank, Edinburgh, EH4 1EW

CALL US ON 0131 447 4747

15/7 Comely Bank Avenue, Comely Bank, Edinburgh, EH4 1EW

For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secure entry.
- Reception hall with storage.
- Attractive bay windowed living room with feature gas fire.
- Space for table & chairs.
- Modern fitted kitchen with most appliances.
- Two generously proportioned double bedrooms one with fitted storage.
- Contemporary fitted fully tiled shower room.
- Gas central heating.
- Double glazing.
- Original features.
- Well maintained communal garden to rear.
- Permit & metered parking.



GENERAL DESCRIPTION

Superb top floor flat forming part of a traditional tenement building in the highly desirable and much sought after Comely Bank district of the City, within walking distance of an excellent range of local amenities and also Edinburgh City Centre. The property would make an ideal purchase for a professional person or couple.

COUNCIL TAX BAND
TRAIN STATION
AIRPORT
BUSES

D.
APPROXIMATELY 1.4 MILES TO HAYMARKET TRAIN STATION.
APPROXIMATELY 7.5 MILES TO EDINBURGH AIRPORT.
WITHIN 200 METRES.

LOCATION

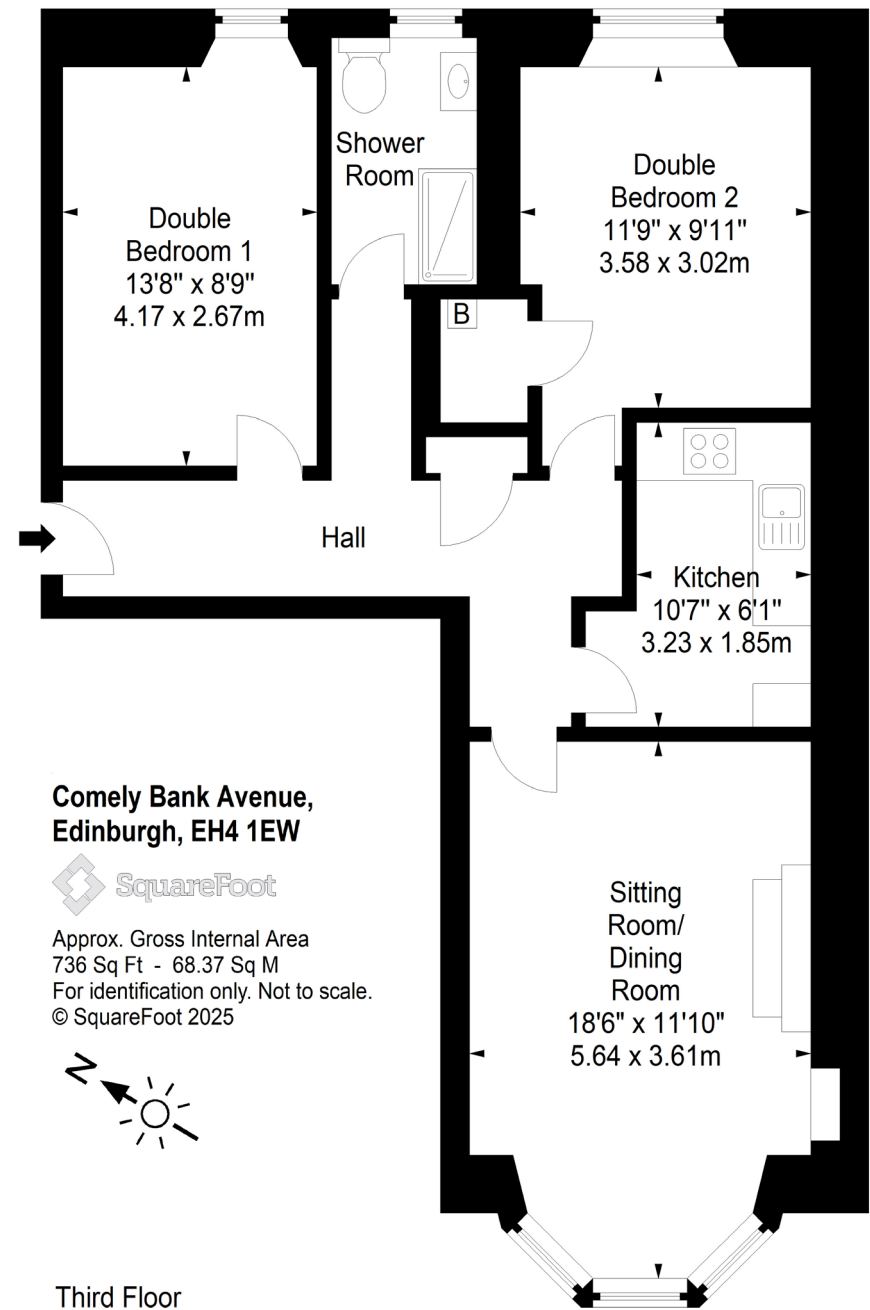
A pleasant stroll from the city centre, the much sought after Comely Bank is conveniently nestled between vibrant Stockbridge and the residential area of Craigleith. There is a fantastic choice of local amenities on the doorstep including, boutiques, galleries, independant shops, butchers, fishmongers and well renowned cheesemongers. The weekly Sunday Stockbridge market is popular with many in the city, as are the local bars and eateries. The stunning Royal Botanic Garden and Inverleith Park are a pleasant walk away as is the picturesque Water of Leith. Other recreational pursuits include Glenogle Swim Centre, and the historic Grange Sports Club offering tennis, cricket, squash and hockey. Everyday shopping needs are well-catered for by a large Waitrose in Comely Bank along with Craigleith Retail Park which offers more extensive shopping with a wide variety of retails stores including a large Sainsbury's supermarket and Marks and Spencer. Whilst highly accessible by foot, the area is well-served by regular bus services to the City Centre, Waverley & Haymarket Train Stations, Edinburgh Bus Station, and the tram link to Edinburgh International Airport.

EXTRAS:
ALL FITTED FLOOR COVERINGS, SOME LIGHT FITTINGS, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD & FREESTANDING FRIDGE/FREEZER. THE WARDROBES WITHIN BEDROOM ONE WILL ALSO BE INCLUDED. THE AUTOMATIC WASHING MACHINE AND DINING TABLES AND CHAIRS MAY BE AVAILABLE THROUGH NEGOTIATION.





**ENERGY PERFORMANCE
CERTIFICATE RATING D**



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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.