



**23 Comely Bank Grove**  
Comely Bank, Edinburgh, EH4 1BS

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**SIMPSON & MARWICK**

[simpsonmarwick.com](http://simpsonmarwick.com)

## 23 Comely Bank Grove

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**Bright and generously proportioned 2/3 bedroom main door garden flat located in the highly sought after residential area of Comely Bank.**

- Sitting room (double bedroom 1)
- Family room/dining room
- Kitchen with door to rear garden
- Double bedroom 2
- Double bedroom 3
- Bathroom
- Desirable residential area
- Lovely south-facing rear garden
- Permit parking
- Gas central heating & double glazing





## LOCATION

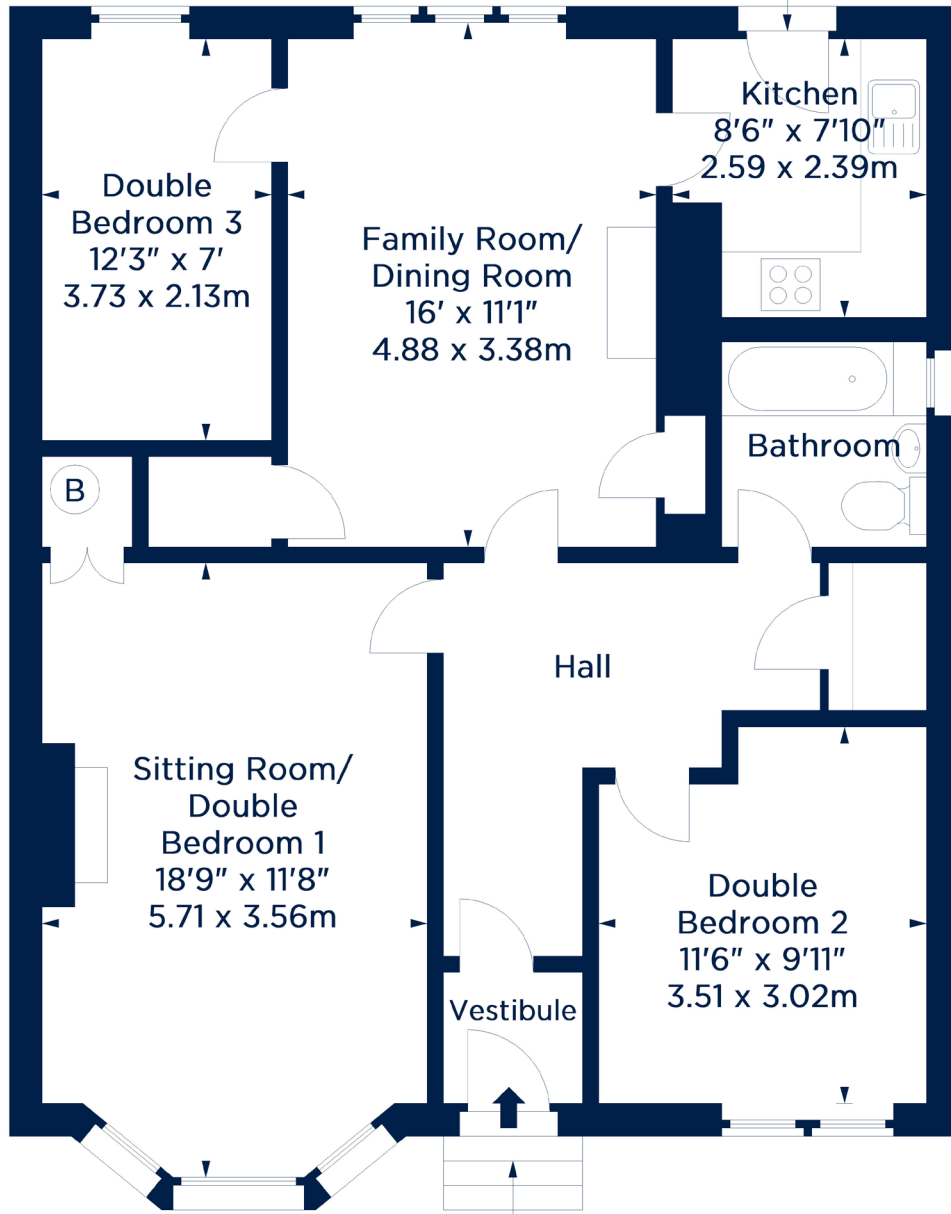
Comely Bank is a highly sought-after residential area adjacent to vibrant Stockbridge and located just a short walk from the retail and commercial thoroughfares of Princes Street, George Street and St James Quarter. There is an array of specialist shops, fashionable bars, restaurants, quaint coffee shops, delicatessens and boutiques which are all within easy walking distance. Recreational amenities in the locality include the Water of Leith Walkway, the Royal Botanic Gardens, Inverleith Park and the Glenogle Swim Centre with The Modern Art and Dean Galleries are also easily accessible. Comely Bank is within commuting distance of Edinburgh International Airport by and also a short distance from Haymarket Railway Station and the tram link at Haymarket. Excellent schooling is represented in both the state and private sector.

## FIXTURES AND FITTINGS

All fitted carpets, curtains, blinds, light fittings, hob, oven, extractor hood, fridge/freezer and washing machine are included in the sale price.



Approx. Gross Internal Area  
900 Sq Ft - 83.61 Sq M  
For identification only. Not to scale.



Ground Floor

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Note: Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested and no warranty is given as to their compliance with Regulations. No warranty is given that any interlinked system (smoke alarms, carbon monoxide detectors and heat detectors) have been installed in this property and interested parties should make their own enquiries.