



80/6 Comely Bank Avenue
Comely Bank, Edinburgh, EH4 1HE

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SIMPSON & MARWICK

simpsonmarwick.com

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Truly impressive 2 bedroom third (top) floor flat located in the desirable residential area of Comely Bank. The property lies within close walking distance of all the amenities and attractions of Stockbridge and the City Centre. The interior of the property is beautifully presented throughout and has been fully renovated by the current owners. The character and charm have been retained including period features such as decorative cornicing, stripped and varnished floorboards and an attractive fireplace in the sitting room and double bedroom 1. There is great potential in terms of the attic space which could be developed to create further accommodation (subject to consents).

- Elegant sitting room with bay window
- Stylish kitchen/dining room
- 2 double bedrooms
- Box room with mezzanine bed
- Contemporary bathroom
- Charming period features
- Lovely open outlook
- Permit parking
- Shared rear garden
- 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 also easily accessible. Comely Bank is within commuting distance of Edinburgh International Airport 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.

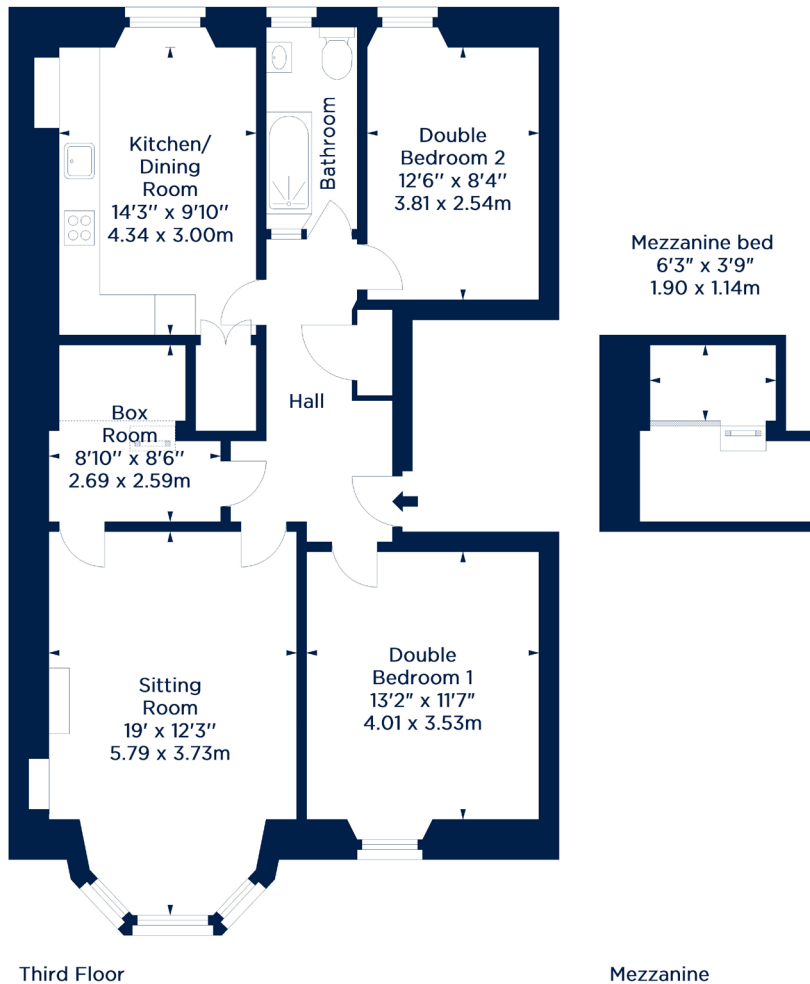
FIXTURES AND FITTINGS

All blinds, light fittings, hob, oven, extractor hood and dishwasher are included in the sale price.





Approx. Gross Internal Area
 886 Sq Ft - 82.31 Sq M
 Mezzanine
 Approx. Gross Internal Area
 23 Sq Ft - 2.14 Sq M
 For identification only. Not to scale.



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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.