

80 (2F2) Comely Bank Avenue, Comely Bank, Edinburgh, EH4 1HE



Description

Charming traditional second floor flat forming part of a traditional Victorian building, located in the highly desirable and centrally located area of Comely Bank. This engaging flat offers comfortable and light filled living with modern interiors with attractive period features combining with high ceilings and tall windows which bring in a plentiful supply of natural daylight.

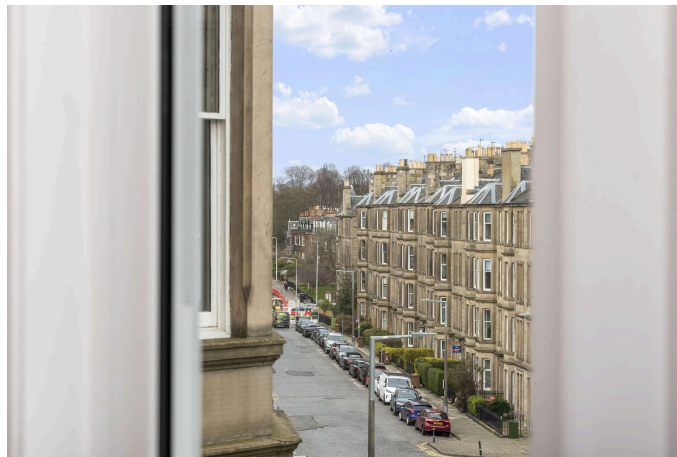
- Central reception hallway with fitted storage
- Light and airy bay window living room with adjoining box room
- Kitchen/dining room having a full size dining recess and larder storage cupboard
- Two double bedrooms
- Bathroom consisting of a three piece suite with shower over the bath
- Gas central heating
- Double glazing
- Secure entry system
- Shared rear garden
- On street permit parking

Extras

The oven, hob, cooker hood, washing machine, dishwasher and fridge/freezer. Additional items of furniture may be available by separate negotiation. Interested parties should note that no warranties or guarantees will be provided with regard to the working condition of any of the services or appliances.

Price and Viewing

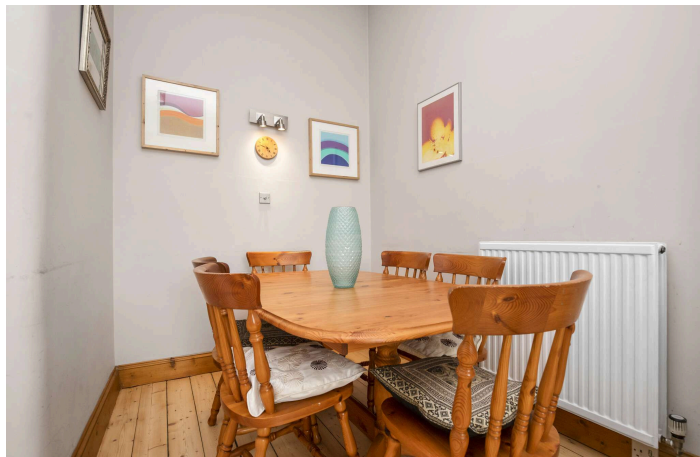
For price and viewing information or further details on this property please contact us on 0131 557 3188.

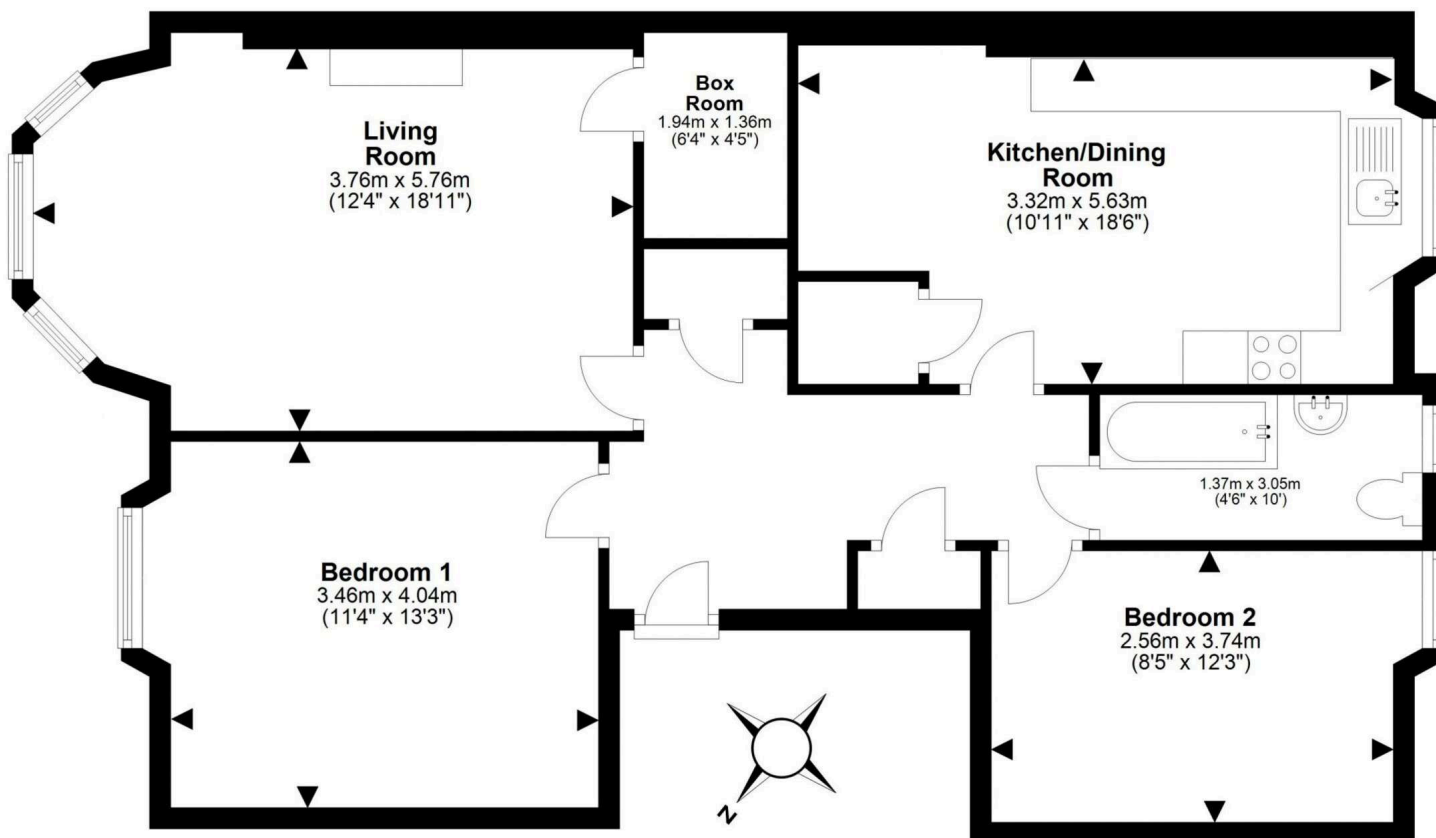


Location

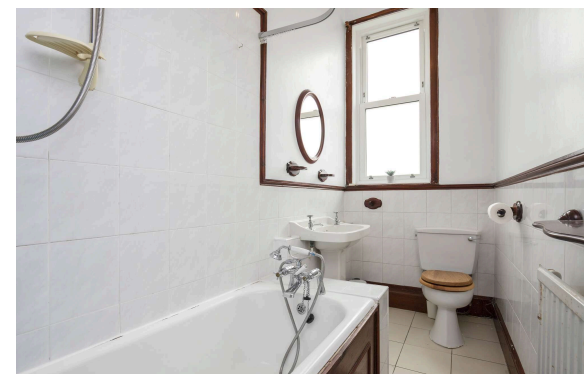
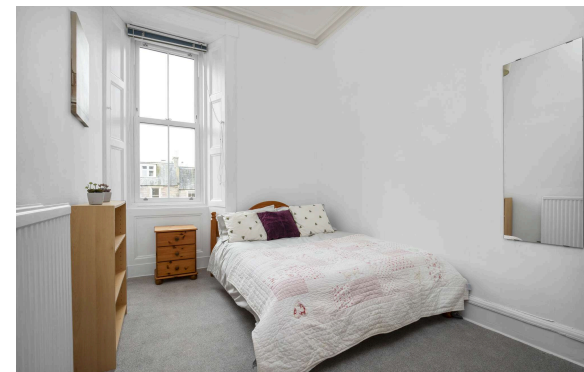
Minutes from Raeburn Place at the heart of cosmopolitan Stockbridge, Comely Bank Avenue enjoys a coveted location. The stunning Royal Botanic Garden and Inverleith Park are a pleasant walk away as is the picturesque Water of Leith taking you to the historic Dean Village and the Gallery of Modern Art. Fitness enthusiasts will love the variety of leisure activities on offer at the nearby Grange Sports Club and at Glenogle Swim Centre's tastefully refurbished Victorian swimming baths, whilst the award-winning Westwood's Health Club is a five minute drive. An array of high quality dining establishments such as The Raeburn, The Scran and Scallie, and La Bocca sit side-by-side whilst artisan retailers like Ian Mellis Cheesemonger, Herbie's of Edinburgh Deli, and Artisan Roast bustle with shoppers. Hector's, The Baillie, and Hamilton's are just some of the fashionable bars to enjoy. Local shopping is excellent with independent shops to peruse such as Daisy Cheynes and Annie Smith Jewellery. Everyday shopping needs are well-catered for by convenience stores, an award-winning butcher and fishmonger, Co-op Food, and Sainsbury's Local and there is a large Waitrose at Comely Bank and a Sainsbury's and Marks and Spencer at Craigleith Retail Park. It is in an ideal location for access to Edinburgh city centre, Waverley and Haymarket train stations, Edinburgh Bus Station, Edinburgh International Airport and The Queensferry Crossing.

EPC Rating: C





For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

espc