



**boyd** property

7 (1F2) Comely Bank Grove

EDINBURGH | EH4 1AY



# 7 (1F2) Comely Bank Grove

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## Description

Boyd Property are delighted to present this beautiful, first floor flat which forms part of a handsome Victorian tenement building, in sought after residential area of Comely Bank. This exquisitely presented property has been sympathetically modernised to an extremely high standard throughout yet retains many of its fine original features which adds greatly to the character. These features include beautiful decorative cornice work, wooden floors, tall ceilings and panelled doors. The accommodation briefly comprises: a welcoming entrance hallway, a beautifully light and spacious bay windowed lounge, a versatile box room which is currently set-up as home office and benefits from a mezzanine bed. The well-proportioned kitchen/dining room is fitted with contemporary base and wall mounted units with complimentary marble worktops. The light and airy bedroom provides a tranquil retreat, and the modern bathroom is fitted with a white three-piece suite with shower over the bath. The property further benefits from gas central heating, sash and case windows, entry phone system and permit parking. The property is further complimented by the well-tended south facing gardens that are shared only with the five properties in the stair. Local amenities are excellent and include the open green spaces of Inverleith Park, The Royal Botanical Gardens, Dean Bowling Club. The Water of Leith Walkway and everything Stockbridge has to offer within walking distance. It is anticipated that this home will prove to be of particular interest to perhaps the professional couple or investor and viewing is highly recommended to fully appreciate the size, standard and quality of accommodation on offer.

## Factoring

Myreside Management arrange the stair cleaning and maintain the communal lighting, a payment of approximately £106.50 is payable per annum.

## Location

Comely Bank is a highly desirable residential area within walking distance of the city centre. A Waitrose, M&S simply food and several other retailers serve the local community with nearby Stockbridge offering a wide range of independent shops, bars, restaurants, hairdressers, banks and a post office. The nearby Craighleith Retail Park offers a further variety of shopping facilities including Sainsbury's and Marks & Spencer. Walks can be enjoyed in the nearby Inverleith Park, Royal Botanical Gardens, along the Water of Leith and through the Dean Village. The area is well served by local bus services and excellent schools including the popular Flora Stevensons school within the immediate vicinity, plus easy access to private sector schooling.

## Extras

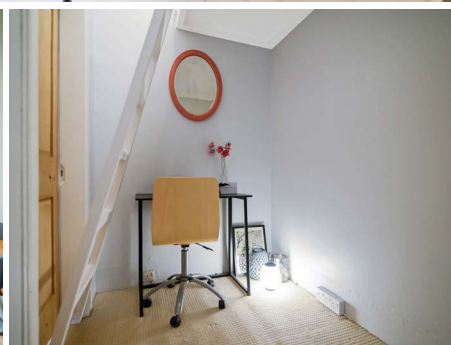
All fitted floor coverings and integrated kitchen appliances.



## Features

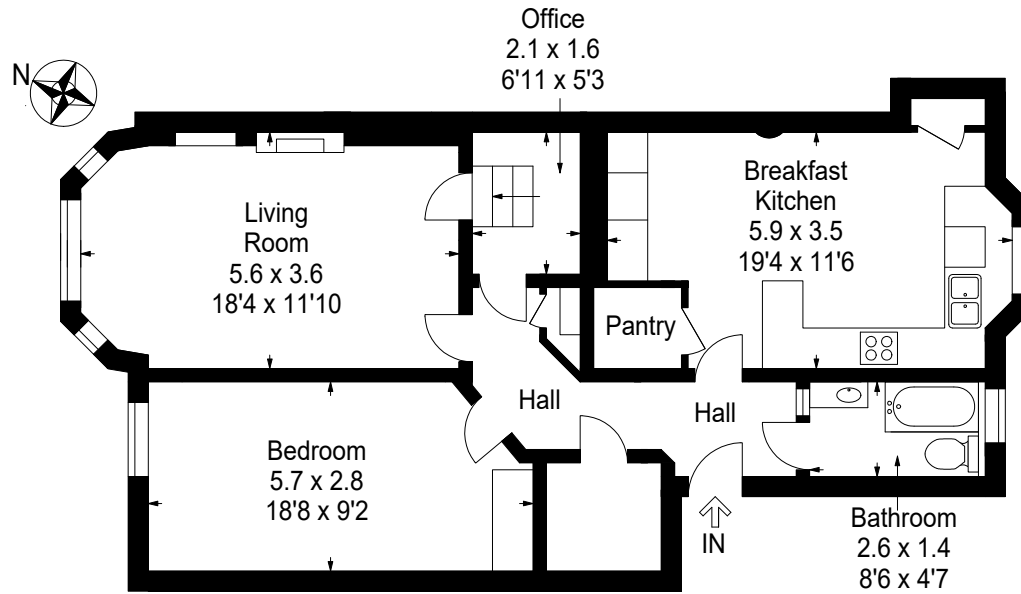
- Entrance hallway
- Bay windowed lounge
- Versatile box room
- Kitchen
- 1 Bedroom
- 1 Bathroom
- Sash & Case windows
- Gas central heating
- Entry phone system
- Shared rear garden
- Permit parking

“A beautiful, first floor flat which forms part of a handsome Victorian tenement building, in sought after residential area of Comely Bank.”



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Approximate Internal Floor Area 850 Sq Ft / 79 SqM

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein 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 for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses.