



6/3 Comely Bank Grove
Edinburgh, EH4 1AZ



"Comely Bank Grove is a beautifully presented and neutrally decorated first-floor flat"

- SECURE DOOR ENTRY
- WELL MAINTAINED COMMUNAL STAIR
- HALLWAY
- LIVING ROOM
- KITCHEN
- DOUBLE BEDROOM
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- ZONED PARKING
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





LOCATION

Comely bank is a desirable residential locale lying less than a mile from Edinburgh City Centre and the variety of world class facilities therein. The cosmopolitan district of Stockbridge is only a short walk away offering a superb choice of speciality shops, fashionable bars, quaint coffee shops, delis and boutiques. Locally there is a Waitrose supermarket on Comely Bank Road itself and a Sainsbury's supermarket and range of retail stores at Craighleith Shopping Park near Blackhall. There is easy access to the Water of Leith Walkway and cycle path, whilst the open spaces of the Royal Botanic Gardens and Inverleith Park are also within walking distance. The Drumsheugh Baths Club is situated nearby in Belford Road whilst the Edinburgh Sports Club, Dean Tennis Club and the Scottish National Gallery of Modern Art are located in the Dean Village. Haymarket rail station is close by and regular public transport provides swift access in and around the city.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.

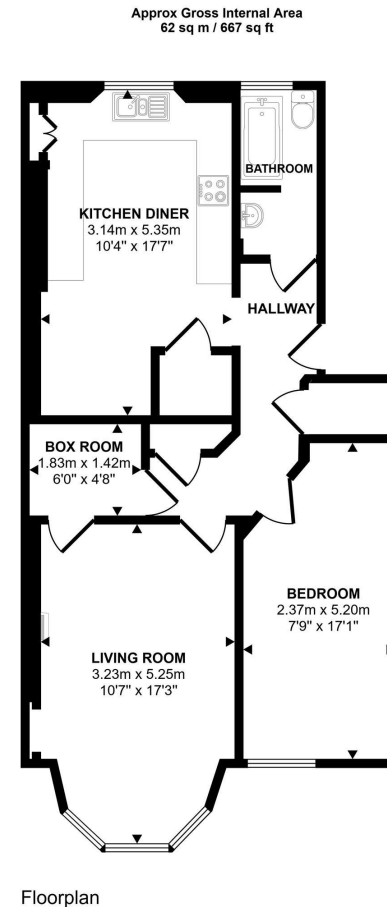
The energy efficiency rating for this property is band C



DESCRIPTION

Comely Bank Grove is a beautifully presented and neutrally decorated first-floor flat that blends charming period features with modern finishes. Offered in genuine move in condition, the property is accessed via a well maintained shared stairwell with a secure door entry system and offers well-proportioned accommodation throughout. The accommodation comprises: welcoming entrance hall with storage cupboard; bright and spacious south-facing living room, flooded with natural light from a large bay window; modern kitchen diner featuring ample wall and base units, integrated appliances and enjoying a pleasant leafy outlook over the communal rear garden; generous double bedroom; contemporary tiled bathroom with mains fed shower over bath; and a versatile box room, accessible from both the hallway and living room, providing an ideal space for a home office, nursery, or additional space which completes the accommodation on offer. Externally, the property benefits from a well-maintained communal garden to the rear. Zoned residents' parking is available on Comely Bank Grove and in the surrounding streets. Additional features include gas central heating and traditional sash and case single glazing. Situated in a highly sought-after location, the flat is just a short walk from the vibrant heart of Stockbridge, with its array of cafes, restaurants, and independent shops. Nearby green spaces include Inverleith Park, the Royal Botanic Garden, Dean Bowling Club, and the Water of Leith Walkway-perfect for outdoor enthusiasts. This charming home will appeal to a range of buyers, particularly professional couples or investors. Early viewing is highly recommended to appreciate the size, quality, and location of this delightful property.

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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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