



12 EAST FETTES AVENUE
COMELY BANK
EDINBURGH
EH4 1DN

OFFERS OVER
£975,000

 **CONNELL & CONNELL** WS
SOLICITORS AND ESTATE AGENTS

**SPACIOUS
END TERRACED
TOWNHOUSE WITH
PRIVATE GARDENS
SET IN A DESIRABLE
RESIDENTIAL AREA
CLOSE TO THE
CITY CENTRE**

VIEWING
BY APPOINTMENT
TELEPHONE AGENTS
0131 524 3800 FOR
AN APPOINTMENT

Fabulous opportunity to purchase a large end terraced townhouse set over three floors and located on the edge of Inverleith Park in the very desirable residential area of Comely Bank. Cosmopolitan Stockbridge is located nearby and provides a great choice of shops, bars and restaurants.

Recreational amenities in the locality include the Water of Leith Walkway, the Royal Botanic Gardens, Inverleith Park and the Glenogle Swim Centre. The Modern Art and Dean Galleries are also easily accessible.

Comely Bank is within commuting distance of Edinburgh International Airport by car, and also a short distance from Haymarket Railway Station and the tram link at Haymarket.

Internally the property is now in need of modernisation and upgrading but retains period features and has superb potential to form a beautiful family home.

Private gardens to front and rear.



PROPERTY DETAILS

Ground Floor

- * Entrance Porch with windows to side.
- * Vestibule with doors with stained glass windows to hall and rear garden.
- * Welcoming Hall with staircase to upper floors. Large under stair cupboard.
- * Bright and spacious Lounge with bay window to front. Window seats. Feature fireplace with wooden surround and large over mantel mirror above. Edinburgh wall press. Cornice. Picture rail.
- * Large Dining Room with space for good sized dining table and chairs. Window to rear overlooking garden. Feature fireplace with tiled cheeks and cast iron insert. Edinburgh wall press.
- * Kitchen with window to side overlooking garden. Belfast sink. Shelved cupboard. Two clothes pulleys.
- * Utility Room with door to garden. Twin Belfast sinks. Large store with skylight.
- * WC with window to side.

First Floor

- * Large Lounge / Kitchen / Dining Room with bay window to front. Feature fireplace. Fitted wall and base units with stainless steel sink. Feature fireplace with tiled cheeks and cast iron insert.
- * Double Bedroom with window to rear with open outlook over garden and towards Inverleith Park. Feature fireplace. Edinburgh wall press.
- * Second good sized Double Bedroom with window to rear. Fireplace. Edinburgh wall press.
- * Shower Room with white two piece suite comprising wash hand basin and WC. Large shower compartment with mixer shower. Window to side.

Top Floor

- * Lounge / Kitchen / Dining Room with bay window to front. Doors opening onto small terrace with space for table and chairs. Fitted wall and base units.
- * Double Bedroom with window to rear overlooking gardens and with open views to Inverleith Park. Feature fireplace with tiled cheeks and cast iron insert.
- * Further Double Bedroom with window to rear.

Energy Efficiency Rating: G





PHOTOGRAPHS & FLOOR PLAN BY MIKE DOOLEY PHOTOGRAPHY 0730566286



Note: Measurements are for general guidance only and are not warranted. These particulars do not form part of any contract. The floor plan is for illustrative purposes only and as such is not drawn to scale.



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* Please contact us for a free consultation or valuation

Connell & Connell are a traditional firm of family solicitors established in 1924 and dealing with all aspects of General Practice.

