







Immaculately presented and spacious, one-bedroom, second floor flat, forming part of an impressive traditional stone-built tenement. Located in the highly sought-after Comely Bank area, just northwest of Edinburgh city centre.

The well-presented accommodation comprises:

Entrance hallway with two storage cupboard and woodblock flooring.

Spacious front facing twin window living room with period mantle & cast inset, shelved press, cornice and varnished floors.

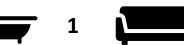
Rear facing kitchen fitted with a range of shaker style base and wall mounted units with coordinating solid wood work surfaces and splash back tiling. Porcelain sink and drainer with mixer tap, integrated oven hob & extractor. Ample space for freestanding appliances. Large cupboard and dining recess.

Double bedroom with ample space for freestanding furniture.

Bathroom fitted with a vanity sink, shower over bath and toilet. Tiling to splash back areas.

In addition, a secure entry system, a well-maintained communal stair and a secluded, shared garden.

There is also ample zoned street parking to the front and on surrounding streets, EV points and Enterprise Car Club vehicles in the area.



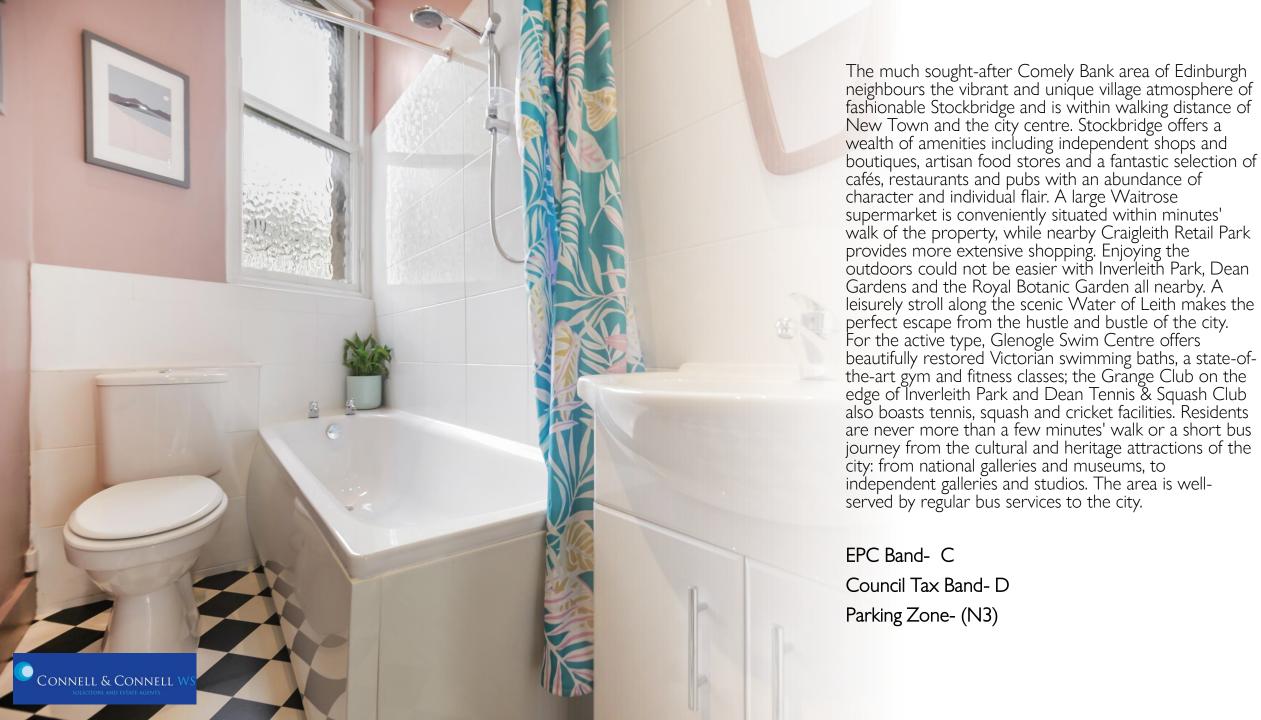


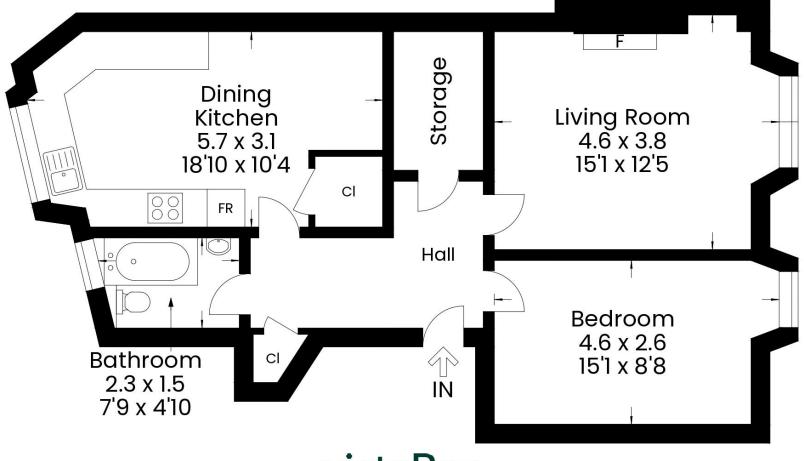












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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes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

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