



Solicitors & Estate Agents










Offers Over

£475,000

85B Comely Bank Avenue

Comely Bank | Edinburgh | EH4 1EU

A truly exceptional main door garden flat which forms part of an elegant Victorian terrace, enjoying a superb high amenity location in Edinburgh's fashionable Comely Bank area. The property provides the perfect blend of period charm and sleek modern style and offers generously proportioned and highly flexible accommodation, perfectly suited to the professional couple and those working from home.

-  3 bedrooms
-  1 public room
-  2 bathroom
-  On street parking
-  Private courtyard and shared garden
-  EPC rating – D
-  Council tax band - C



Description

The internal space is accessed via a private courtyard to the front of the building and briefly comprises: entrance vestibule, extensive hallway with wood flooring, excellent built-in storage and ample space to lend itself to a variety of uses, light and airy reception room with coving to ceiling and a pleasant outlook, kitchen fitted with a variety of attractive wall mounted units/coordinated wood worktops, herringbone tiling to splash areas and direct access to the spectacular shared garden to the rear, substantial bay fronted reception room with ornate focal fireplace and stylish en-suite shower room with drench shower off, two good sized double bedrooms both with garden views, and family bathroom with three piece white suite, tiling to splash areas, and over-bath electric shower.



Extras

All integrated appliances, fitted carpets and blinds will be included in the sale.

Garden and Parking

The property has a large private courtyard to the front of the building offering a pleasant spot to enjoy outdoor eating and drinking in the warmer months. The flat has direct access to a particularly lovely, shared garden to the rear, which has been laid to lawn with well stocked shrub, flower and small tree borders. Ample permit parking is available on Comely Bank Avenue and the neighbouring roads.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

Comely bank and the neighbouring district of Stockbridge offer 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 Craigleith 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.

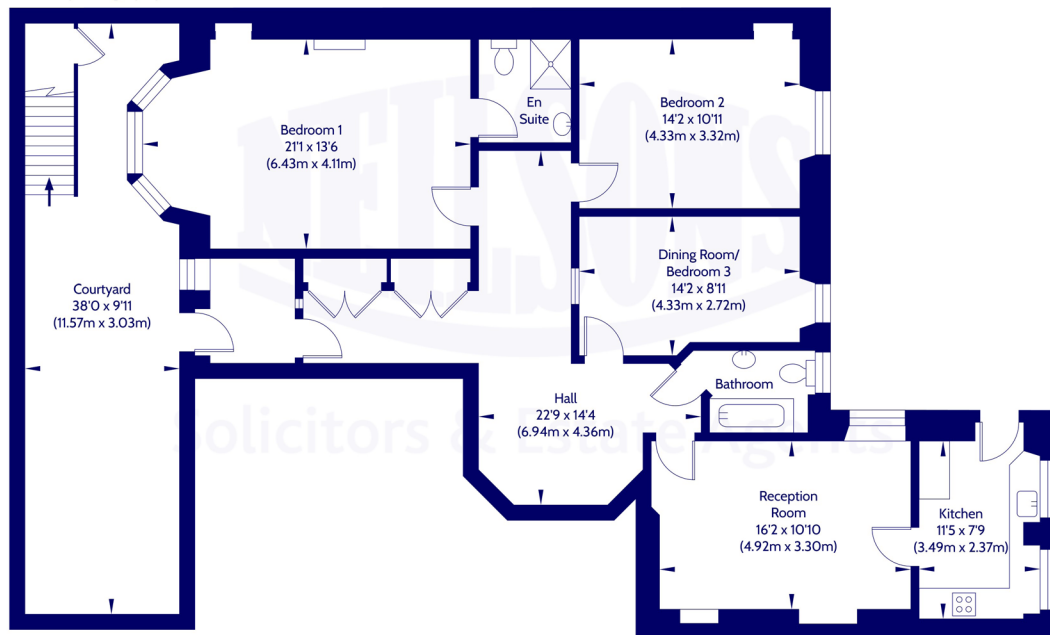


Lower Ground Floor

Approx. Internal Area 120.63 Sq M / 1298 Sq Ft.

Not to scale. For identification only.

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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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