










Solicitors & Estate Agents



91/8 Comely Bank Road

Comely Bank | Edinburgh | EH4 1BJ

A fantastic opportunity has arisen to purchase this impressive, traditional third/top floor flat, forming part of a handsome sandstone tenement block. The property is situated within the heart of Comely Bank, close to excellent amenities, transport links and the city centre.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Zoned Parking
-  Communal Garden
-  EPC Rating – D
-  Council Tax Band – D



Description

The accommodation would undoubtedly appeal to first time buyers, professionals and investors and in brief comprises; secure entry system, welcoming entrance hallway with useful storage, light and airy south-east facing reception/dining room with storage cupboard, fitted kitchen with a range of base and wall mounted units with pantry cupboard, well proportioned principal bedroom with feature fireplace, good sized second double bedroom and bathroom with three piece suite and electric shower over bath. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the gas hob, oven, fridge/freezer and washing machine.

Gardens & Parking

To the rear of the tenement is a well maintained communal garden offering a large well kept lawn bordered with decorative planting and shrubbery. There is permit/meter parking to the front and surrounding area.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

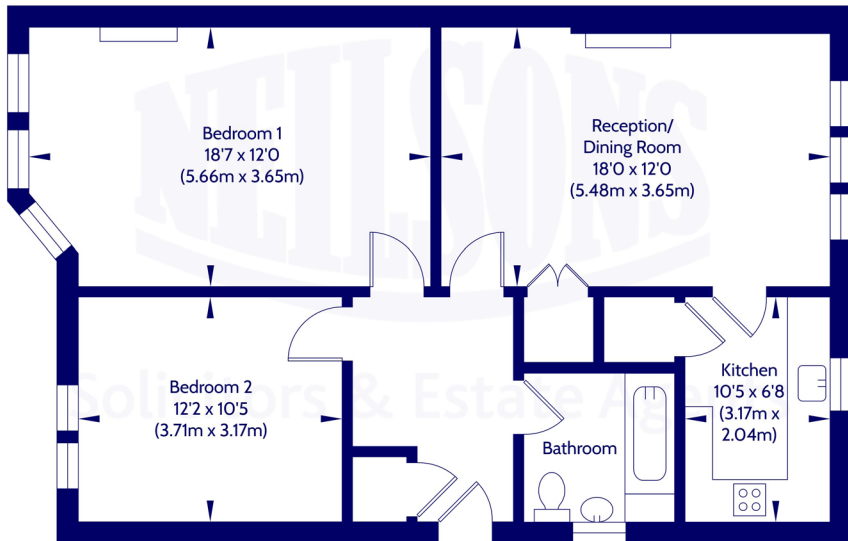
Comely Bank is close to many of the capital's finest shops and restaurants as well as its main retail and commercial thoroughfares of George Street and Princes Street. The cosmopolitan district of Stockbridge is only a short walk from the property and offers a superb choice of specialty shops, fashionable bars, quaint coffee shops, delis and boutiques. There is a Waitrose supermarket on Comely Bank Road five minutes from the property and a Sainsbury's supermarket and range of retail stores at Craighleith Retail 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 Glenogle Swim and Fitness Centre is close at hand in Stockbridge whilst the Edinburgh Sports Club, Dean Tennis Club and the Scottish National Gallery of Modern Art are located nearby in Dean Village. Haymarket rail station is within walking distance of the property and the area is well served by regular public transport providing swift access in and around the city.





Approx. Gross Internal Floor Area 76 Sq M / 813 Sq Ft.

3rd Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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