



## Attractive

One bedroom, first floor, tenement flat



This attractive, one bedroom, first floor, tenement flat has a fantastic location in the highly desirable Stockbridge area of Edinburgh, a stone's throw from an excellent selection of independent shops, cafés and restaurants, as well as Inverleith Park and the Water of Leith. The property has been very nicely decorated throughout and has beautiful period features, including cornicing, an Edinburgh Press and high ceilings. The accommodation consists of a communal stair, a hallway with storage, a lovely, light filled lounge with a bay window, a particularly attractive fireplace, with a gas flame fire and a door leads into the box room, ideal as a home office. The dining kitchen has a good range of fitted units, appliances, a larder cupboard and ample space for a table and chairs. There is a bright double bedroom and a shower room, with lovely tiling and a walk-in shower. There is a well-kept communal garden to the rear.



## Key Features

- Communal stair
- Hall
- Lounge
- Dining kitchen
- Double bedroom
- Box room
- Shower room
- Double glazing
- Gas central heating
- Communal garden
- Permit parking



## Comely Bank

Located in the much sought after Stockbridge which offers an ideal location just a 15-minute walk from the city centre. The bustling and unique village atmosphere offers a wealth of amenities including chic boutiques, art galleries, independent shops, bookshops, renowned cheese mongers, fish mongers and a butcher. A fantastic selection of fashionable cafés, restaurants, and pubs line the street, each giving the area character and the individual flair it is renowned for. A large Waitrose supermarket is conveniently situated nearby. The Stockbridge market, held every Sunday at Jubilee Gardens, boasts fresh produce and artisan crafts from independent traders. Nearby Craighleith Retail Park offers more extensive shopping with a wide variety of High Street stores. Enjoying the outdoors could not be more inviting, with Inverleith Park and the colourful Royal Botanic gardens all close by - an oasis of green making it seem almost impossible to be so close to the city centre. A leisurely stroll or cycle along the beautiful Water of Leith walkway makes the perfect escape from the day's hustle and bustle. For a vintage treat, the Glenogle swim centre offers beautifully restored Victorian swimming baths, a state-of-the-art gym and fitness classes. Stockbridge is well-served by regular bus services to the city centre and beyond and Waverley train station is within walking distance for easy commuting.



### Extras

All fitted floor coverings, curtains, blinds, light fittings, oven, hob, dishwasher, washing machine and fridge freezer are included in the sale (no warranties given).

### Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk)

### Council Tax Band

D

### Home Report Valuation

£340,000

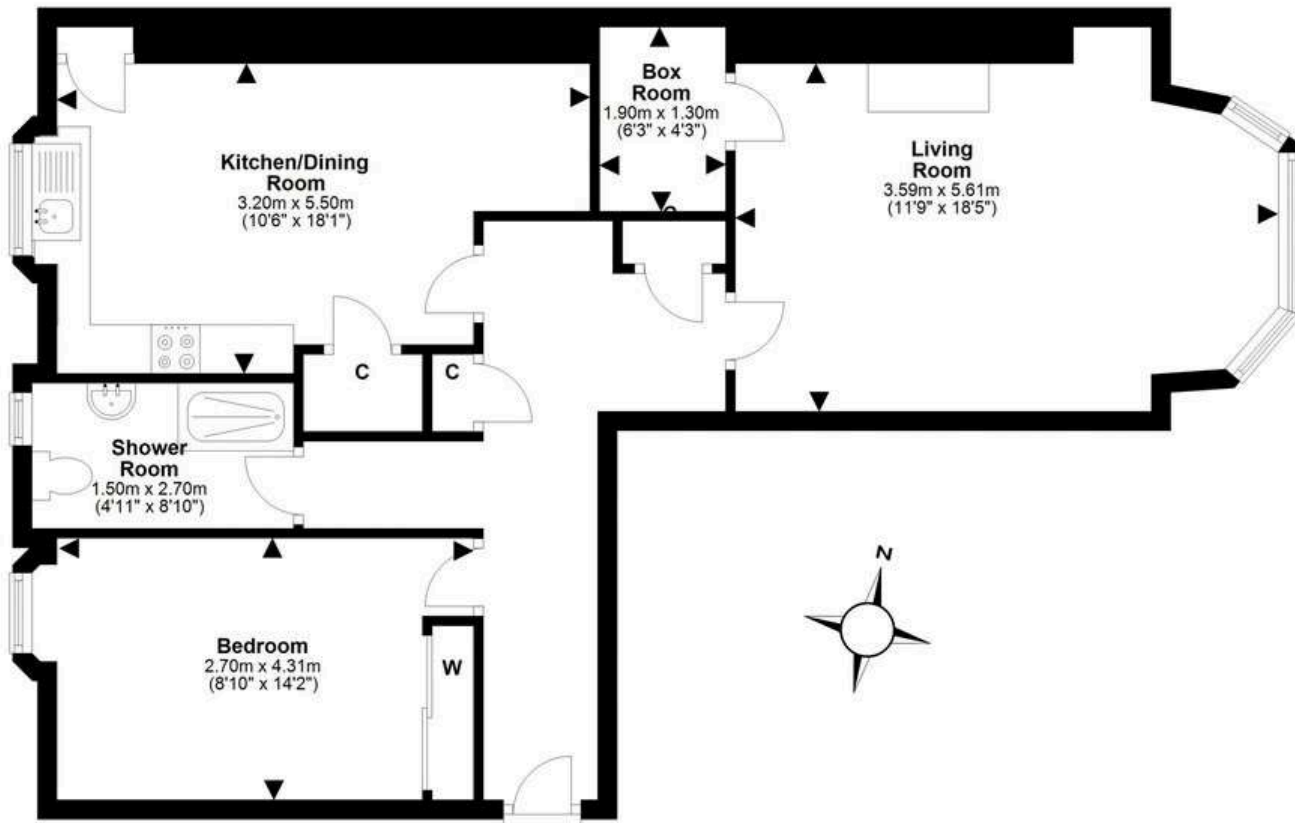
### EPC Rating

C

### Tenure

Freehold





Total area: approx. 71.3 sq. metres (767.7 sq. feet)

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.



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