



65/3 Comely Bank Road
Comely Bank, Edinburgh, EH4 1AW





65/3

Comely Bank Road

Early viewing is advised to appreciate this immaculately presented two bed roomed first floor flat within the highly desirable Comely Bank area of Edinburgh.

- Two bed roomed first floor flat
- Immaculately presented
- Gas central heating
- Secure entry system
- Communal rear garden
- Close to Inverleith park
- Bay windowed lounge
- Kitchen/dining room
- Two double bedrooms
- Shower room



Home Report: £415,000

EPC Rating: D

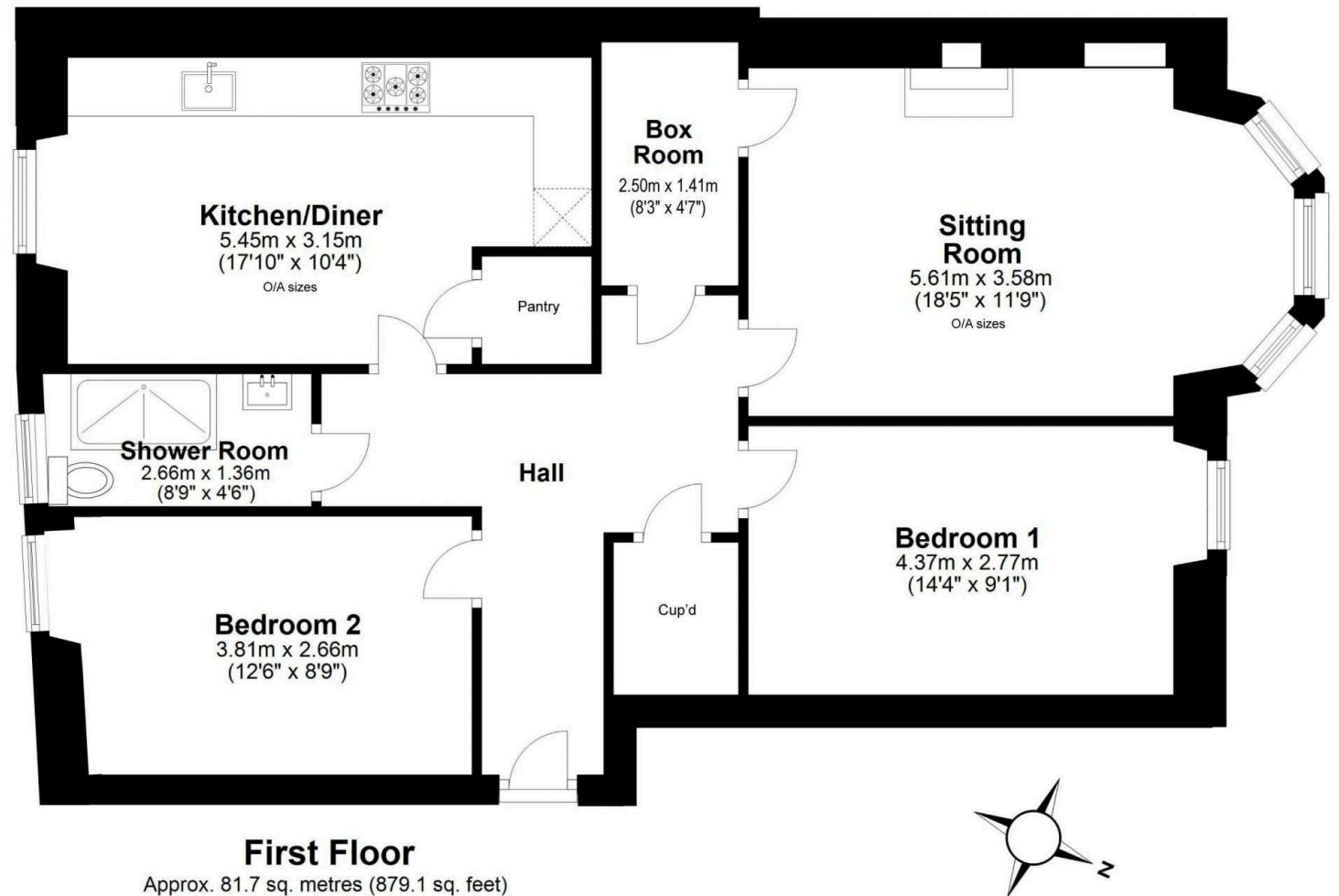
The property is entered from a communal stairway with secure entryphone system and opens to a spacious and welcoming entrance hall with large storage cupboard and box room off. A bay windowed lounge is to the front with a tiled fireplace and access to the box room. A generous kitchen/dining room is to the rear with integrated appliances. There are two spacious double bedrooms and a contemporary shower room completes this property.

The property benefits from period features throughout such as sanded and varnished floors and cornicing. A well maintained communal garden can be found to the rear.

Extras - to include the integrated white goods (double oven, gas hob, washing machine, dishwasher and fridge/freezer) curtains and blinds.



The much sought-after Comely Bank area of Edinburgh neighbours the vibrant and unique village atmosphere of fashionable Stockbridge, and is within walking distance of New Town and the city centre. Stockbridge offers a wealth of amenities including independent shops and boutiques, artisan food stores and a fantastic selection of cafés, restaurants and pubs with an abundance of character and individual flair. A large Waitrose supermarket is conveniently situated within minutes' walk of the property, while nearby Craighleith Retail Park provides more extensive shopping. Enjoying the outdoors could not be easier with Inverleith Park, Dean Gardens and the Royal Botanic Garden all nearby. A leisurely stroll along the scenic Water of Leith makes the perfect escape from the hustle and bustle of the city. For the active type, Glenogle Swim Centre offers beautifully restored Victorian swimming baths, a state-of-the-art gym and fitness classes; the Grange Club on the edge of Inverleith Park and Dean Tennis & Squash Club also boasts tennis, squash and cricket facilities. Residents are never more than a few minutes' walk or a short bus journey from the cultural and heritage attractions of the city: from national galleries and museums, to independent galleries and studios. The area is well-served by regular bus services to the city.



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