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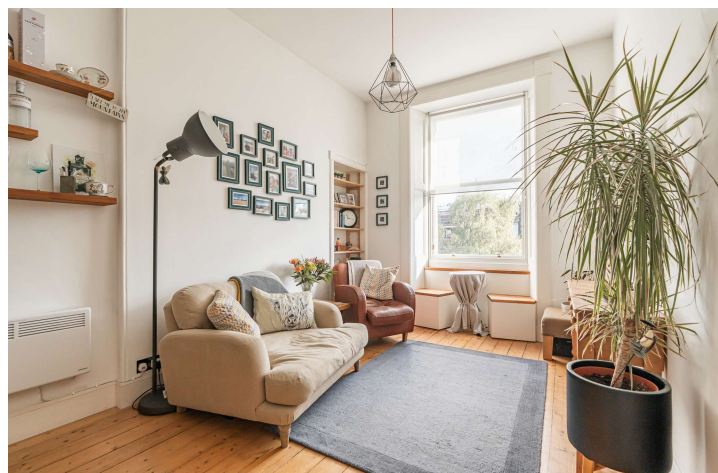
11/16 Comely Bank Row  
Edinburgh, EH4 1EA

Hall with excellent storage  
Sitting room/fitted kitchen  
Box room/study with bunk bed  
Large double bedroom  
Bathroom with shower over bath  
Modern electric heating  
Double glazing  
Well-kept shared rear garden  
EPC: E  
Council tax band: C

The subject of sale is a delightfully charming, top floor one bedroom flat with a lovely leafy aspect to the rear over the rooftops of Comely Bank. This beautifully presented property has been tastefully modernised and finished to a high standard throughout with many attractive and original features being retained which enhance the appearance and appeal of this superb property. The layout provides a well-proportioned apartment ideal for those seeking a centrally located home within walking distance of excellent amenities. The flat benefits from having full double glazing, modern electric heating and under floor heating in the bathroom which ensures a comfortable and ambient living environment. Viewing is highly recommended.

11/16 Comely Bank Row accommodation comprises: Welcoming hall with excellent storage facilities, a laundry/utility cupboard with plumbing for automatic washing machine and space for a counter top freezer, the flat retains the original bell pull, natural wood flooring and doors leading to all other main rooms. Sitting room/fitted Kitchen is a tastefully finished room with window to front complimented by window seats with additional storage, a traditional Edinburgh display press and natural wood flooring. The room opens onto the modern fitted kitchen with base and wall mounted natural wood doors and finishes with ample worktop space incorporating a Belfast style sink, electric hob and cooker hood and dishwasher. There is a good sized box room with built-in bunk bed and desk area ideal for use as home office and a guest room. The large double bedroom has lovely original features including linen cornice and an original cast iron fireplace, there are full width newly fitted wardrobes with sliding doors offering excellent storage solutions. The bathroom has a traditional three piece white suite with rainwater style shower over the bath. Wash hand basin set on a vanity unit and w.c., under floor heating and a window to the rear.

Comely Bank is one of Edinburgh's most sought after city centre locations due to its excellent local amenities and its close proximity to the West End and Princes Street. The area is well served by an abundance of local private retailers with an eclectic selection of everyday shops, coffee shops and restaurants. There are further amenities which include a Waitrose Supermarket and a Co-op store all within easy walking distance. The area is also well known for its beautiful open green spaces which includes Inverleith Park and Edinburgh Royal Botanic Gardens. Craigleith Retail Park with a wider selection of larger retail stores is close by and Edinburgh's bustling city centre and west end are only a short distance away. The area is well known for its excellent schools which include Flora Stevensons Primary and Broughton High School. There is resident's zone parking within the location and permits can be purchased through the City of Edinburgh Council. Regular public transport operates to and from the city centre and to surrounding areas.





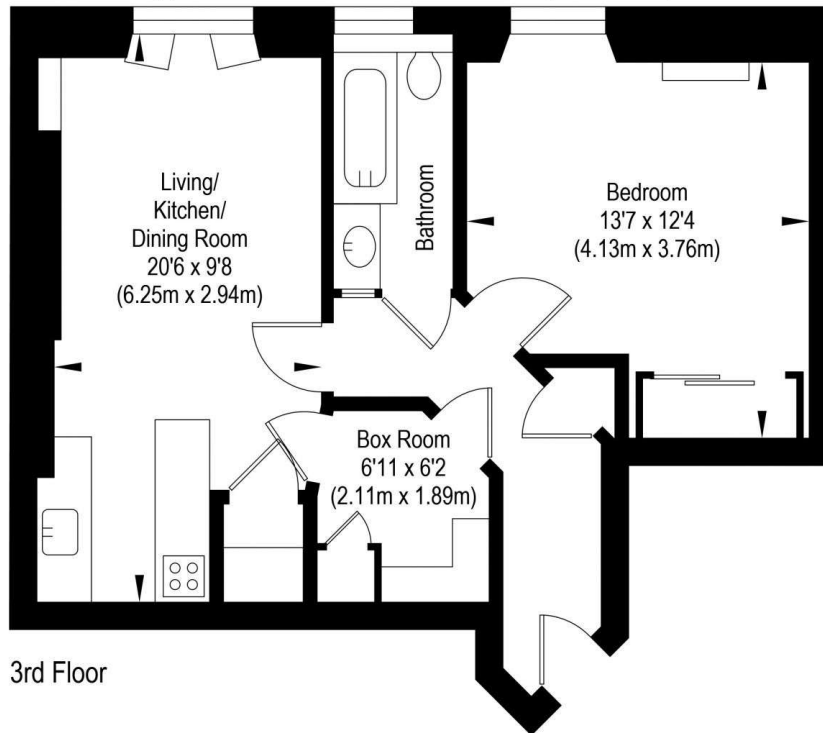








Approx. Gross Internal Floor Area 48 Sq M / 516 Sq Ft.



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 these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit  
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