

49

COMELY BANK PLACE

Comely Bank, Edinburgh, EH4 1ER

The logo for McEwan Fraser Legal features a stylized bird icon above the company name. The name is split into two lines: "McEwan Fraser Legal" in a bold, sans-serif font, and "Solicitors & Estate Agents" in a smaller, lighter font below it.
McEwan Fraser Legal
Solicitors & Estate Agents

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McEwan Fraser is delighted to present the superb residential development opportunity in the sought-after Comely Bank.

The property comprises a former retail unit that has full planning permission for conversion to a one-bedroom duplex residential property. Several other units have undergone similar conversion in the area and they create spacious and highly desirable homes.

Planning reference: 22/01559/FUL

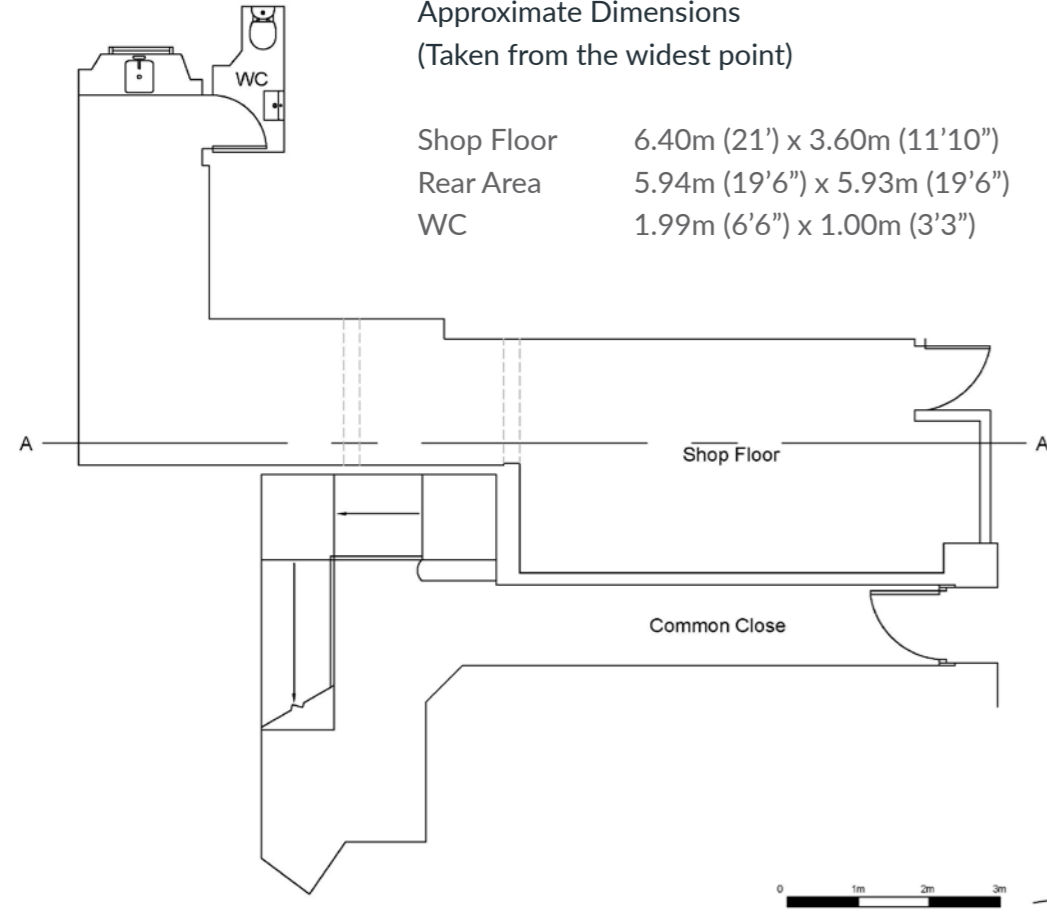
Building Warrant reference: 22/03587/WARR



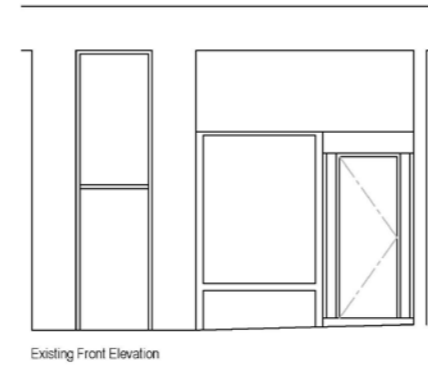
PLANS & ELEVATIONS

Approximate Dimensions
(Taken from the widest point)

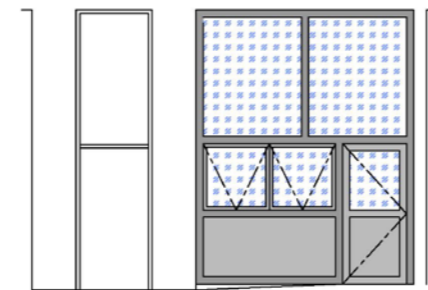
Shop Floor	6.40m (21') x 3.60m (11'10")
Rear Area	5.94m (19'6") x 5.93m (19'6")
WC	1.99m (6'6") x 1.00m (3'3")



Existing Plan



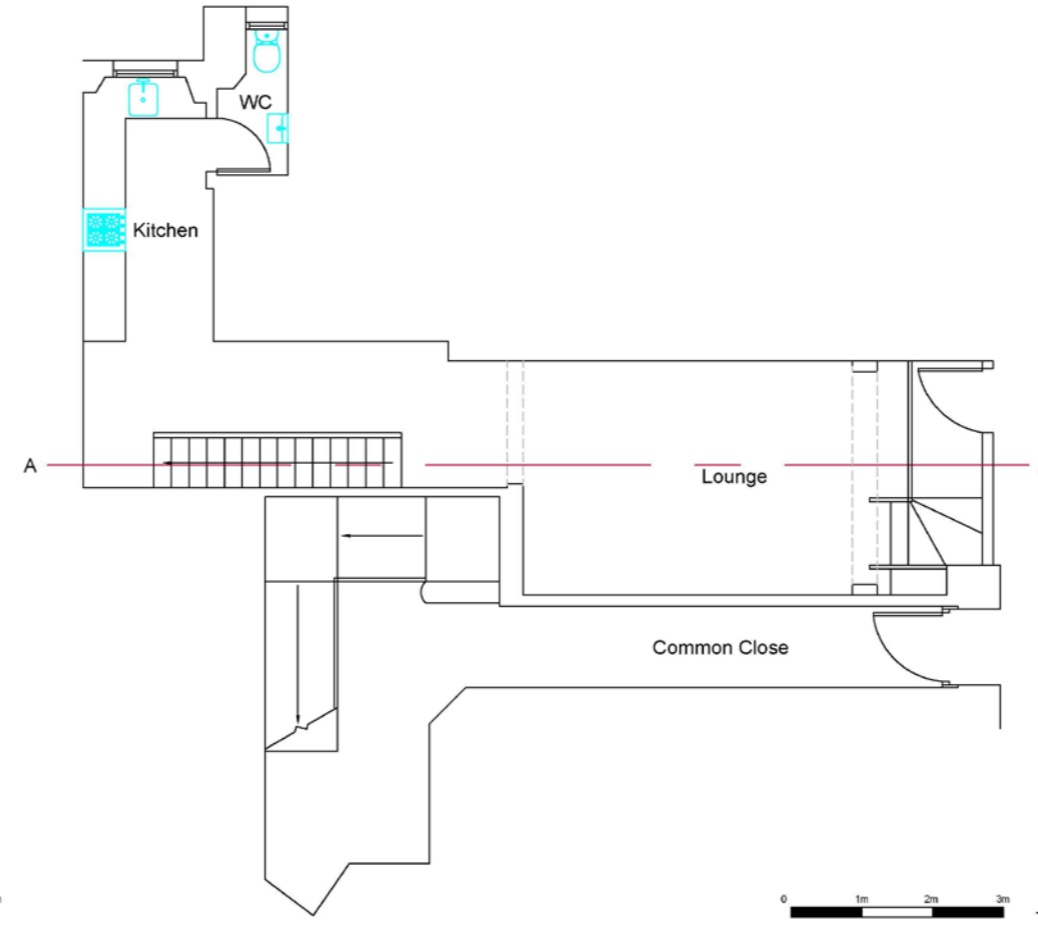
Existing Front Elevation



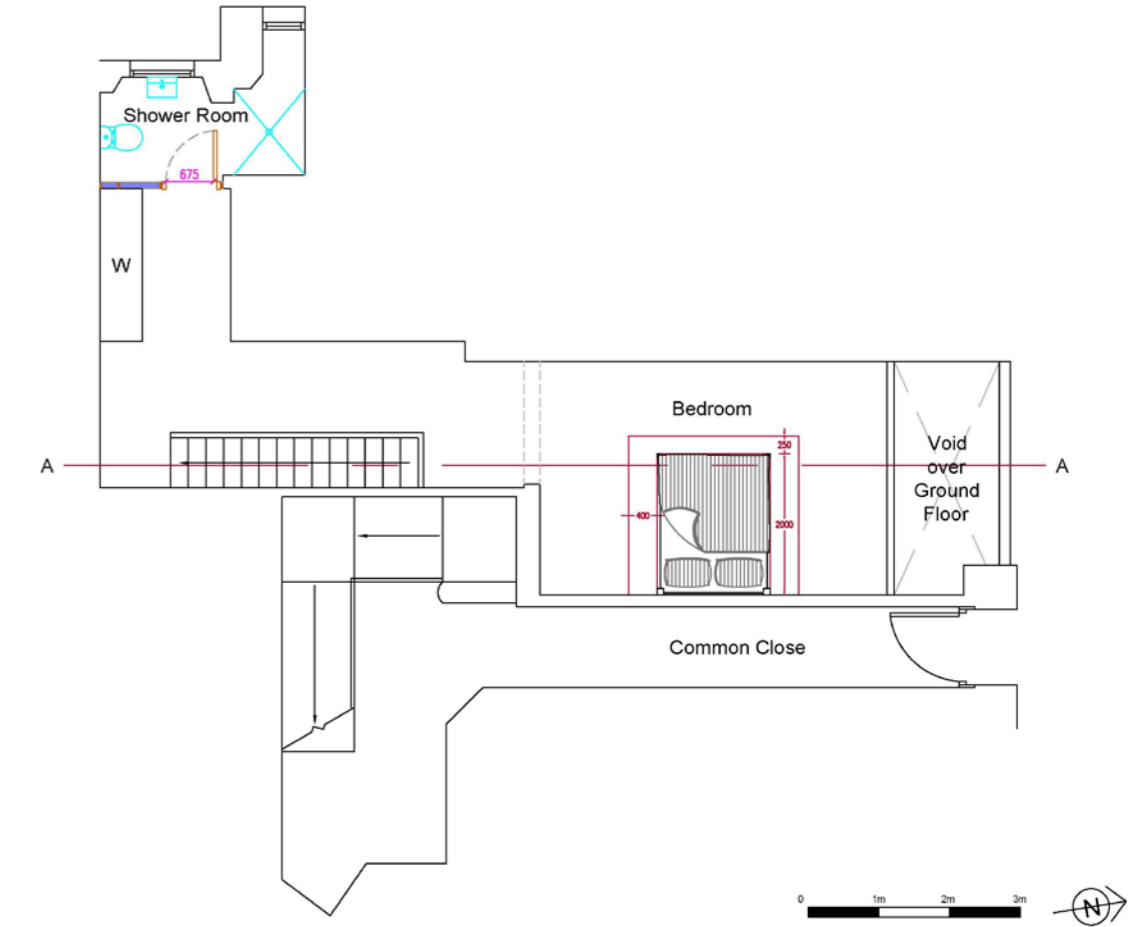
Proposed Front Elevation

Existing fascia and shop front to be removed and new double glazed curtain walling system with insulated spandrel panels to be installed to front elevation. Windows to be fixed units at high level with inward opening windows at ground floor level.

Existing & Proposed Elevations



Proposed Plan



Proposed Plan - Mezzanine

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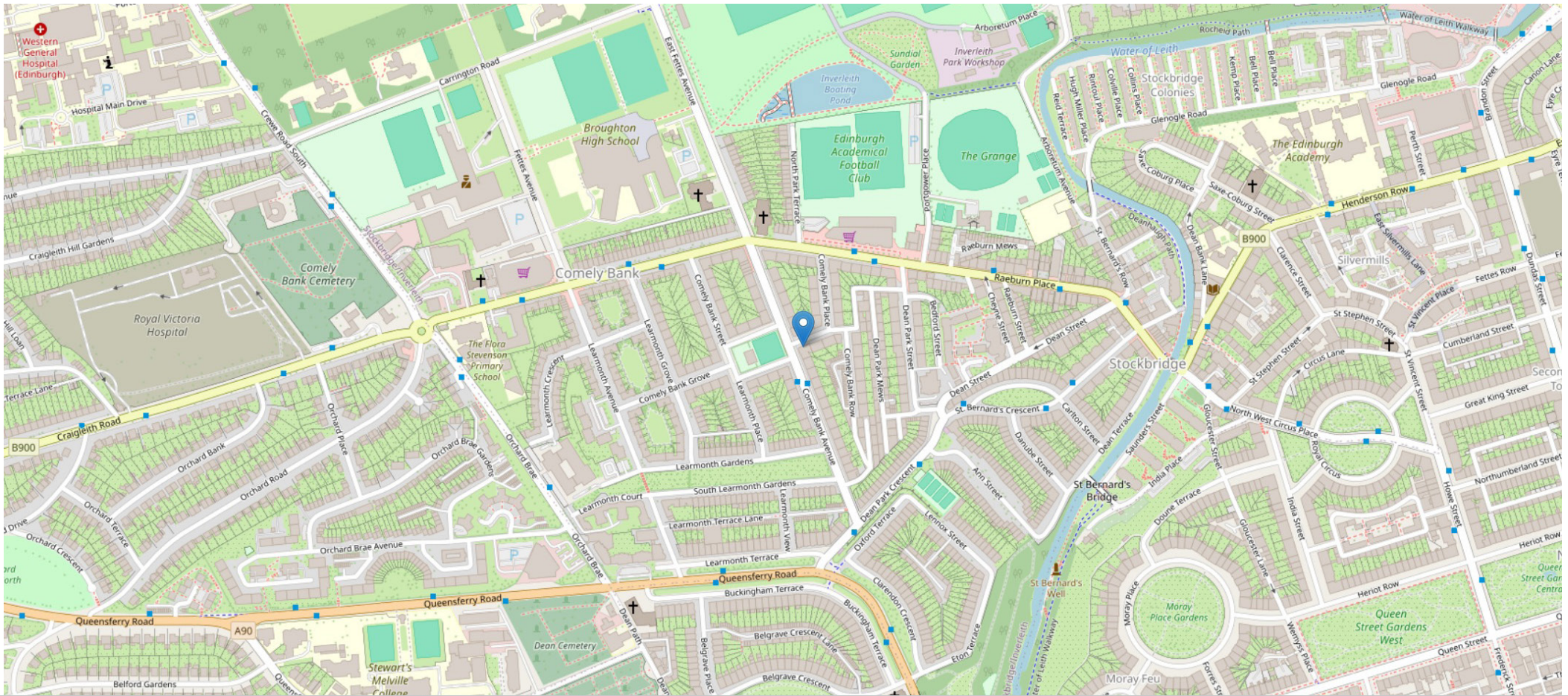
LOCATION

The property is well positioned in Comely Bank, a sought-after residential area a short walk from Stockbridge and its wide variety of boutique shops, bars and restaurants, (including Tom Kitchen's Scran and Scallie) and the weekly Stockbridge Market.

Comely Bank features a Waitrose supermarket for the dedicated cook and further shopping is available at Craighleith Retail Park. Leisure facilities include Inverleith Park, The Royal Botanic Gardens, The Grange Club with its tennis, cricket, squash and hockey sections, and Edinburgh Accies with its rugby and basketball sections. The Water of Leith walkway offers quiet scenic walks upstream to the West End of the city and downstream to Leith.

There are regular bus services from Comely Bank Road to the city centre and the rest of Edinburgh. The City-Bypass, Edinburgh International Airport, and the central belt motorway network are also easily accessible. There is a good selection of local schools in both the public sector and private sector available nearby.





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