



22 Orchard Road  
COMELY BANK | EDINBURGH | EH4 2ES

  
**warner's**  
solicitors & estate agents





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An exciting opportunity has arisen to acquire this three-bedroom semi-detached bungalow situated in the highly desirable Comely Bank district of Edinburgh close to Craigmile retail park and transport links. The property requires a degree of modernisation, with fantastic development opportunity, and boasts a generous enclosed, mature private garden with shed, and easily maintained garden and driveway to the front. The bright, and spacious property boasts flexible accommodation with an entrance porch to entrance hallway, a good sized principal bedroom/living room with a bow window to the front, further double bedroom to the front, third double bedroom to the rear and a spacious living/dining room with sliding door to large conservatory which in turn gives access to the rear garden. The kitchen is of a good size and offers plentiful floor and wall units with space for appliances. and the shower room with walk in shower cubicle completes the accommodation. Additionally, there is a large storage cupboard and a large attic area which could easily be utilised for storage or considered for expansion, subject to the necessary consents.

- Fantastic development opportunity, sold as seen
- Lovely semi-detached bungalow with flexible layout
- Fantastic local amenities
- Large living/dining room with doors to conservatory
- Principal bedroom/sitting room to the front
- Two further double bedrooms
- Good sized fitted kitchen
- Shower room with walk in shower cubicle
- Gas central heating and double glazing
- Large enclosed mature rear garden
- Driveway to front

EPC Rating D.

Council Tax Band F.

Extras include floor coverings, curtains, fridge/freezer, oven, hob, dishwasher, washing machine and garden tools.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The highly regarded Comely Bank area offers a choice of amenities to be enjoyed by its residents, including a Waitrose supermarket, Mimi's Bakehouse and Pure Gray cafe and gift shop. Just a little further along the road, heading towards the city centre, the area merges with Stockbridge, where you'll find a superb selection of specialist shops, delis, fashionable bars and restaurants. Craigleith Retail Park, hosting a variety of High Street stores and the city centre itself are both within easy reach by car or the regular bus services from the area. There are excellent schools - both public and private sector - from nursery to secondary level. Some of Edinburgh's best loved parklands are in the vicinity, including the green expanse of Inverleith Park, the Royal Botanic Gardens and the Water of Leith with its leafy walk/cycleways. The location is ideal for those connected to the Western General Hospital or Fettes Police Headquarters. The nearby Queensferry Road/A90 gives access to the central motorway networks and the Queensferry Crossing for travelling outwith Edinburgh.





