



**DMD** | SOLICITORS &  
ESTATE AGENTS

9/6 Comely Bank Avenue, Edinburgh, EH4 1EW

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### Description

Well-presented one bedroom and box room second floor flat forming part of a traditional stone built Victorian tenement and located in the heart of the Comely Bank area, close to Stockbridge. It is in good condition, with a modern kitchen and shower room. It retains many original period features including ornate cornicing and high ceilings. The property has modern high efficiency Dimplex quantum electric storage heating and traditional sash and case windows.

The accommodation comprises:

- Entrance hall with storage cupboard
- Generous bay windowed living room with ornate cornicing, decorative fireplace and Edinburgh press
- Spacious kitchen / dining room fitted with a range of wall and base mounted units with laminate worktops and appliances including electric induction hob, electric fan oven, fridge freezer and washing machine
- Spacious rear facing double bedroom with cornicing and fitted wardrobes
- Modern shower room with large shower enclosure, WC and wall hung wash basin with vanity unit
- Box room offering excellent storage but could equally be used as a study or fit a single bed



### VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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EPC RATING  
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### Outside and Gardens

There is a communal garden to the rear of the tenement, which is pleasantly landscaped. There is resident permit parking available on street with further metered parking.

### Location

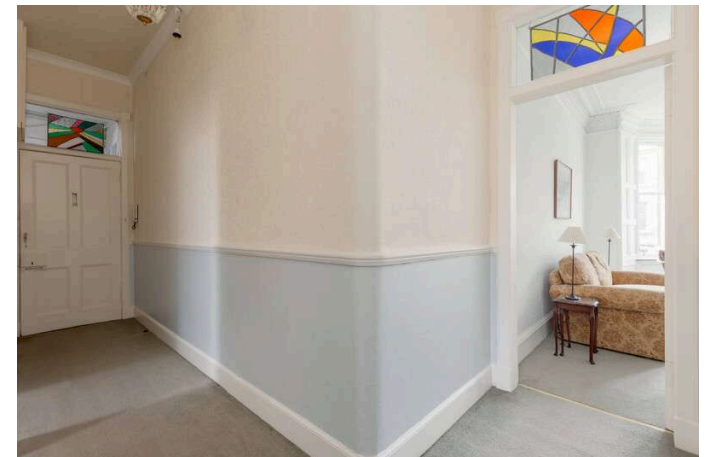
Comely Bank is a highly popular residential area on the west edge of Stockbridge and close to the City Centre. It lies within easy walking distance of the city's main shopping, business and financial centres. It is also close to both the West End and Stockbridge with its excellent mix of shops, banks, bistros, restaurants, well-established Sunday market and also with a nearby Waitrose. Slightly further afield is Craigleith Retail Park. Many of Edinburgh's finest schools are close by including Fettes College, Edinburgh Academy, St Georges School, The Mary Erskine School and Stewart's Melville College. The Usher Hall, Traverse and Lyceum Theatres, National Gallery of Modern Art, Dean Tennis Club, the Botanic Gardens and Edinburgh Sports Club all lie within easy walking distance. Nearby pleasant walks can also be enjoyed along the Water of Leith Walkway. Transport facilities are excellent in terms of both bus routes and Haymarket Railway Station and trams at the West End.

### Extras

The fixed floor coverings, blinds, curtains, light fittings and kitchen appliances are included in the sale.

### Council tax

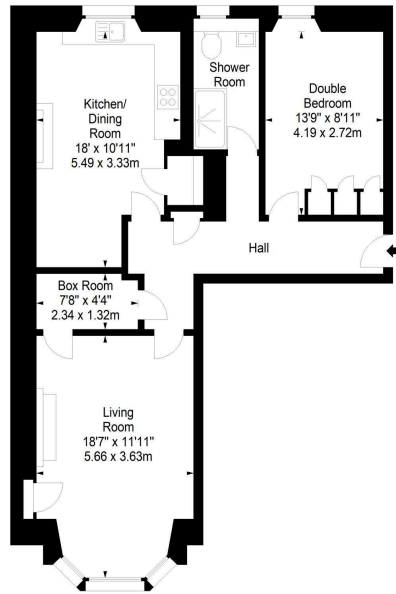
It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.



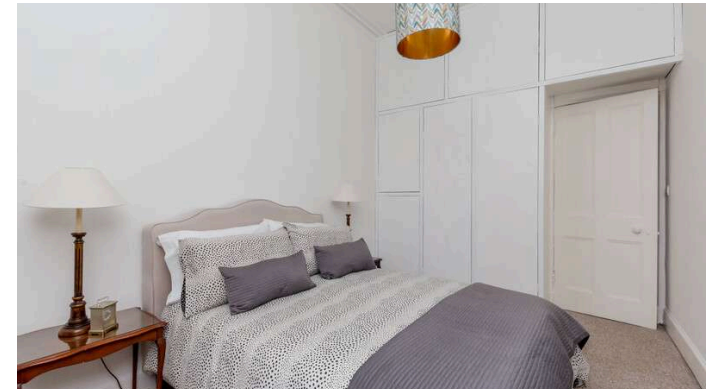
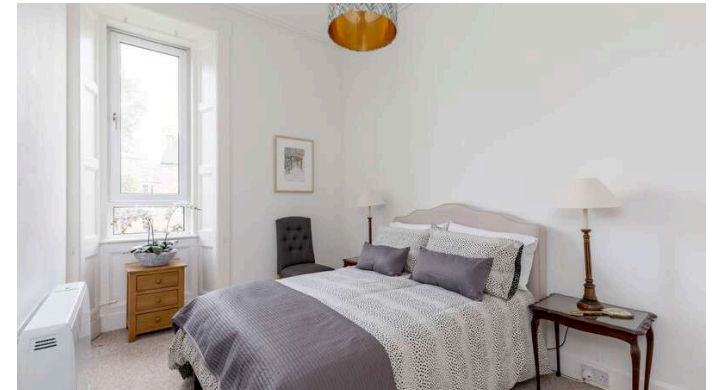
Comely Bank Avenue,  
Edinburgh,  
Midlothian, EH4 1EW



Approx. Gross Internal Area  
765 Sq Ft - 71.07 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



Second Floor



**DMD** SOLICITORS &  
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Offers can be submitted in writing, fax or email:

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