

campbell  
smith

11/14 Comely Bank Row,  
Edinburgh,  
EH4 1EA

- Excellent top floor flat
- Sought after area
- Entryphone
- Open plan sitting/dining kitchen
- Box room
- Double bedroom
- Bathroom with shower over bath
- Gas Central Heating
- Double glazing
- Shared rear garden

Offers Over : £230,000







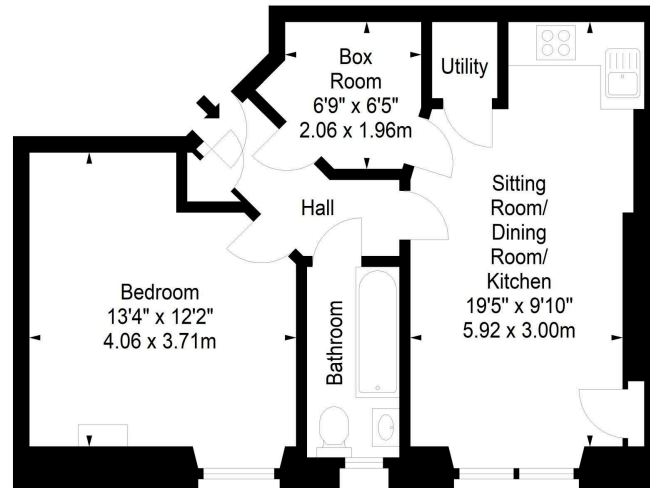
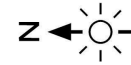




**Comely Bank Row,  
Edinburgh,  
Midlothian, EH4 1EA**



Approx. Gross Internal Area  
502 Sq Ft - 46.64 Sq M  
For identification only. Not to scale.  
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Third Floor



**Extras**

The fitted carpet, sitting room sofa bed, TV, cooker hood, gas hob, electric oven & microwave are included. No warranty is given regarding the services, systems or any appliances



**Buses**

Comely Bank Rd - 24, 29



**Shops**

Comely Bank - Waitrose. Stockbridge including M&S Food and many independent shops



**Schools**

Flora Stevenson PS, St Mary's RC PS, Broughton HS, St Thomas of Aquin's RC HS



**Parking**

Council resident's parking permit



Council Tax Band - C



EPC - D



**Factor**

None



**Viewing**

Telephone Campbell Smith on  
0131 555 2999

**DISCLAIMER**

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.



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