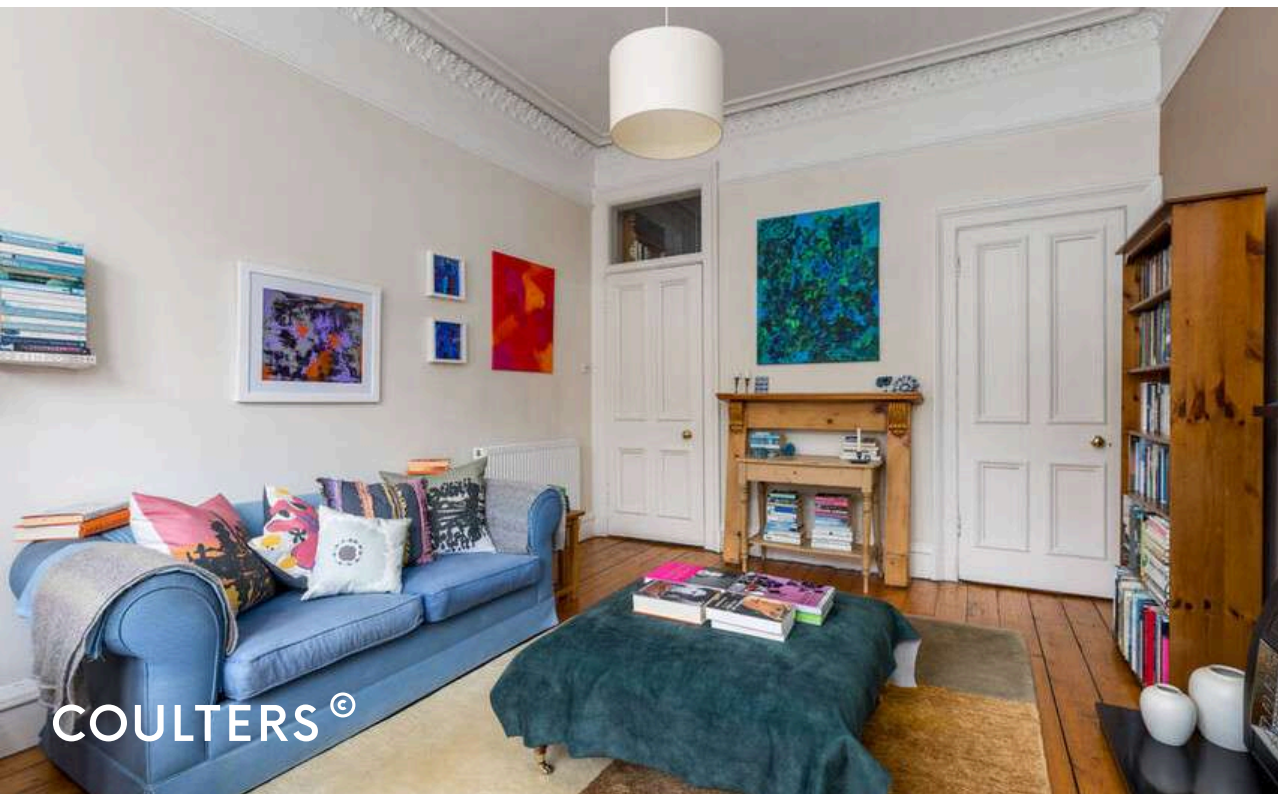


COULTERS[©]

3/4 COMELY BANK PLACE

STOCKBRIDGE, EDINBURGH, EH4 1DT

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

3/4 Comely Bank Place is an immaculately presented, bay windowed second floor flat, forming part of a traditional Victorian tenement building, situated in the popular area of Comely Bank, beside Stockbridge. Known as a “through flat” with outlooks to both front and rear, this delightful property is well finished and elegantly combines fine period features with modern fixtures and fittings to create a desirable home. Whilst the property is laid out in it's original format, it offers the potential (subject to permissions) to create a two bedroom property, like many in the area. There is a delightful well tended communal garden to the rear of the building in addition to the fantastic green spaces of Inverleith Park and the Royal Botanic Gardens of Edinburgh which are nearby.

KEY FEATURES



Immaculately presented 2nd floor flat.



One beautiful double bedroom and box room.



Extremely engaging communal garden.



Resident's permit holder parking.



Situated in the highly sought after area of Comely Bank.



An array of independent retailers & cafe's nearby, along with a Waitrose supermarket.



The beautiful sitting room has decorative cornice, wood panelling, stripped and varnished floor, in addition to a lovely outlook onto Comely Bank Place, down to Raeburn Place. The sleek, modern kitchen/dining room is fitted with extensive wall and base mounted cabinetry with contrasting worktops and the integrated appliances comprise; gas hob, eye level oven, fridge/freezer and dishwasher. There is a spacious double bedroom with open views towards the rear garden (not overlooked/into by other properties), decorated in neutral tones, a roomy bathroom with white suite comprising; bath (with shower over), WC and wash hand basin, in addition to a good sized box room and storage cupboards. The box room is large enough for a single bed or bunk beds, can be used as an office, nursery or walk in wardrobe. Heating and hot water is provided by gas central heating (new boiler 2022). To the rear there is a lovely shared garden, mainly laid to lawn with attractive borders planted with a mix of established trees, bushes and shrubs. Residents permit holder parking is available on the street outside, in addition to metered parking.





THE LOCAL AREA

A pleasant stroll from the city centre, Comely Bank is conveniently nestled between vibrant Stockbridge and the residential area of Craighleith. There is a fantastic choice of local amenities on its doorstep including, boutiques, galleries, independant shops, butchers, fishmongers and well renowned cheesemongers. The weekly Sunday Stockbridge market is popular with many in the city, as are the local bars and eateries. The stunning Royal Botanic Garden and Inverleith Park are a pleasant walk away as is the picturesque Water of Leith. Other recreational pursuits include Glenogle Swim Centre, and the historic Grange Sports Club offering tennis, cricket, squash and hockey.

Everyday shopping needs are well-catered for by a large Waitrose in Comely Bank along with Craighleith Retail Park which offers more extensive shopping with a wide variety of retails stores including a large Sainsbury's supermarket and Marks and Spencer.

Whilst highly accessible by foot, the area is well-served by regular bus services to the City Centre, Waverley & Haymarket Train Stations, Edinburgh Bus Station, and the tram link to Edinburgh International Airport.

EXTRAS

All blinds, curtains, light fittings, fitted flooring and integrated appliances are included in the sale price. The washing machine and wardrobes may be available by separate negotiation.

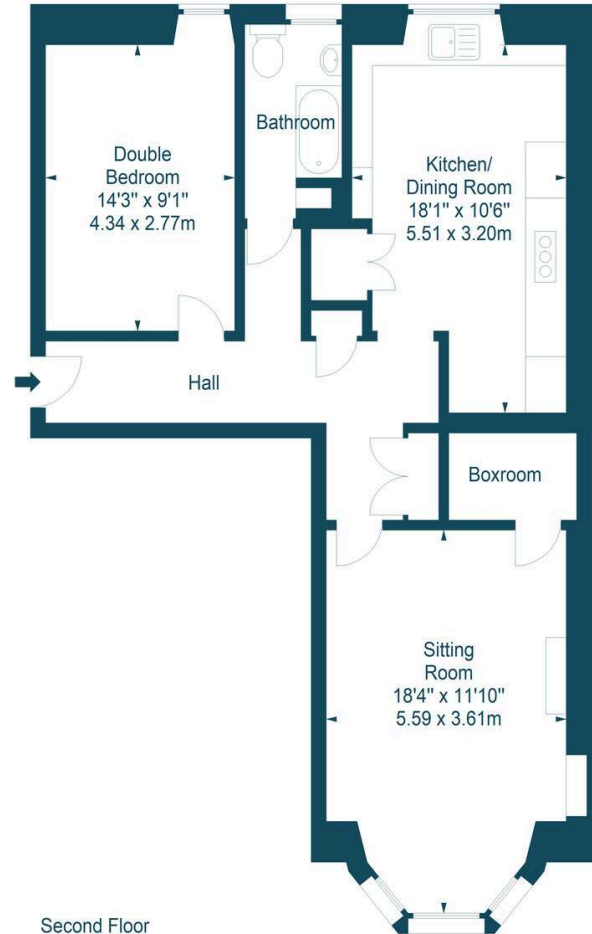


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Comely Bank Place,
Edinburgh,
Midlothian, EH4 1DT



Approx. Gross Internal Area
753 Sq Ft - 69.95 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Second Floor

GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.