

COULTERS[©]



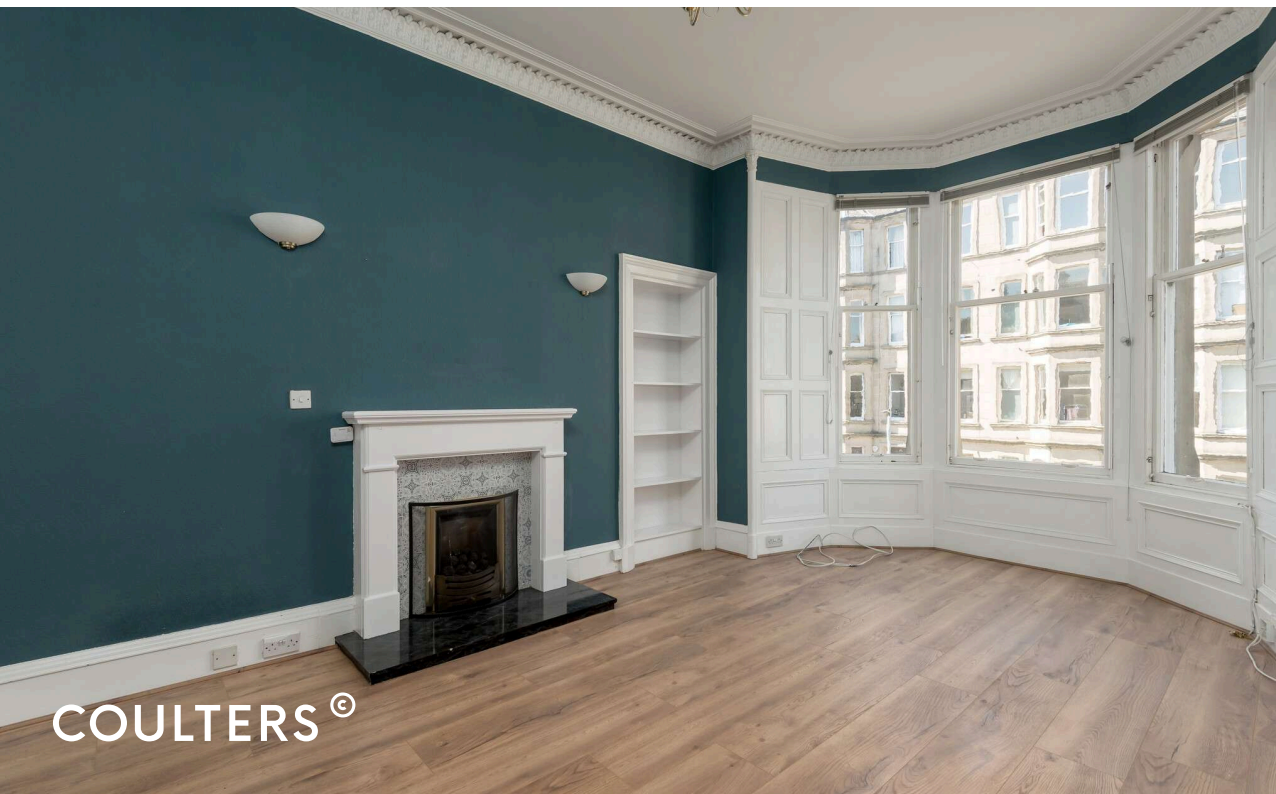
11 (1F1) COMELY BANK GROVE

COMELY BANK, EDINBURGH, EH4 1AY

2 BED

1 BATH

1 PUBLIC



TAKE A LOOK INSIDE

Occupying a superb location within the highly desirable area of Comely Bank, this well presented first floor flat combines beautiful period features with modern fixtures and fittings.

The bright and spacious accommodation is accessed via a shared stair with door entry phone system.

To the rear of the building is a well maintained shared garden which is south facing and therefore benefits from lots of sunshine during the day.

KEY FEATURES



Bright, spacious and well presented first floor flat.



Two double bedrooms.



Sitting/dining room with bay window and modern kitchen.



Well maintained shared rear garden.



Zoned residents parking.



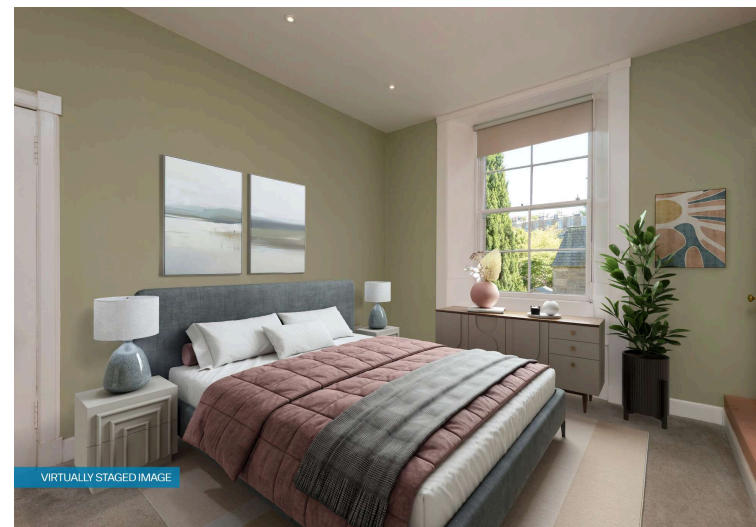
Excellent local amenities within a short walk.



EPC Rating - C



Council Tax Band - D



The accommodation comprises - entrance hall with storage cupboard; sitting/dining room with bay window and fireplace with coal effect gas fire; modern fitted kitchen/breakfast room with integrated appliances; double bedroom 1 overlooking the gardens to the rear; double bedroom 2 with fitted wardrobe; and modern bathroom.

Heating and hot water are provided by a gas central heating system.

Zoned residents parking is available on Comely Bank Grove and the surrounding streets.





THE LOCAL AREA

With a charming village feel, Edinburgh's Comely Bank is one of the most desirable areas of the City in which to live. A pleasant stroll from the City Centre, Comely Bank and neighbouring Stockbridge are known for their selection of independent artisan shops, boutiques, cafés and eateries.

The Stockbridge Market, held every Sunday, is a popular attraction where you can find a wide variety of local produce. For daily shopping needs, there is a large Waitrose, M&S Food, Sainsbury's Local and Co-op Food. Craigmile Retail Park has a wider selection of high street retailers.

When it comes to picturesque walks, you are spoilt for choice. From the world renowned Royal Botanic Garden to the panoramic City views of Inverleith Park or the beautiful Water of Leith Walkway, there is something for everyone to enjoy. Other recreational pursuits include Glenogle Swim Centre, and the historic Grange Sports Club offering tennis, cricket, squash, and hockey.

Whilst accessible by foot, the area benefits from regular buses taking you swiftly to Edinburgh City Centre, Waverley Train Station, Edinburgh Bus Station, and the tram link to Edinburgh International Airport.

EXTRAS

All blinds, light fittings and flooring is included in the sale price as are the integrated kitchen appliances.

HOME REPORT VALUATION: £360,000





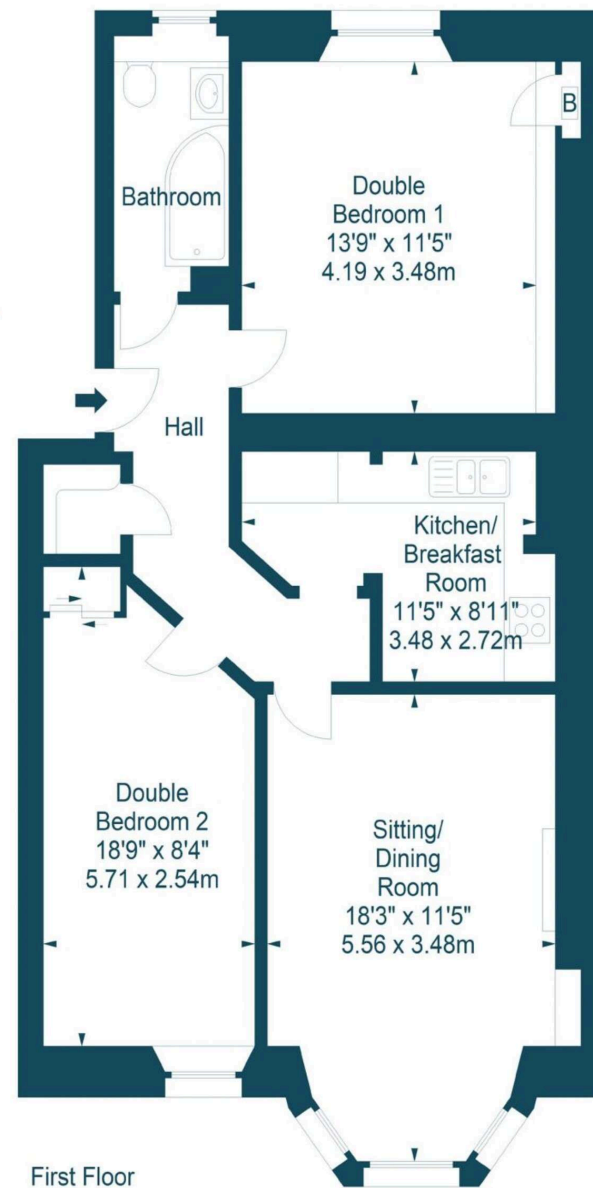
VIRTUALLY STAGED IMAGE

COULTERS[®]

Comely Bank Grove,
Edinburgh,
Midlothian, EH4 1AY



Approx. Gross Internal Area
770 Sq Ft - 71.53 Sq M
For identification only. Not to scale.
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First Floor

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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.