



1/5 Craigeith Road, Fettes Court  
COMELY BANK | EDINBURGH | EH4 2DL

  
**warners**  
solicitors & estate agents



## 1/5 Craigleith Road, Fettes Court

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Beautifully presented two-bedroom, first floor apartment forming part of an established development in the highly sought-after Craigleith area of Edinburgh.

This outstanding apartment has been tastefully decorated to a high standard throughout and is offered to the market in move-in condition. The spacious, open plan living/dining room is flooded with natural light through dual aspect windows, creating a fantastic space for relaxing or entertaining guests. The separate kitchen is of a good size and benefits from integral cupboard storage.

Both bedrooms are well-sized doubles, with either room having the potential to be employed as a home office, study or gym, giving the property a good degree of flexibility, and a modern shower room completes the internal accommodation.

Outstanding local amenities include a range of stylish cafes, restaurants and retail outlets at nearby Stockbridge, and the property is conveniently located to offer easy access to public transport links.

- Two-bedroom, first floor flat
- Open plan living/dining room
- Kitchen
- Two double bedrooms
- Shower room
- Double glazing
- Communal garden area
- Residents' car park

Energy rating C, Council tax band E.

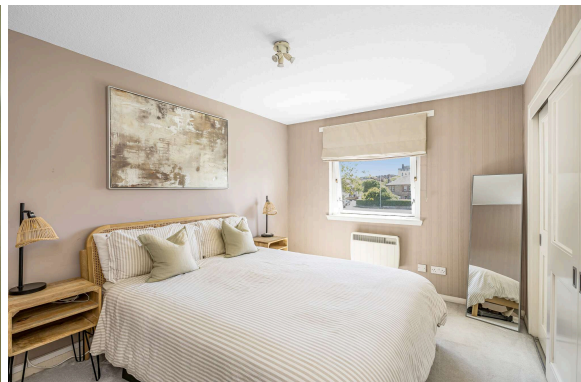
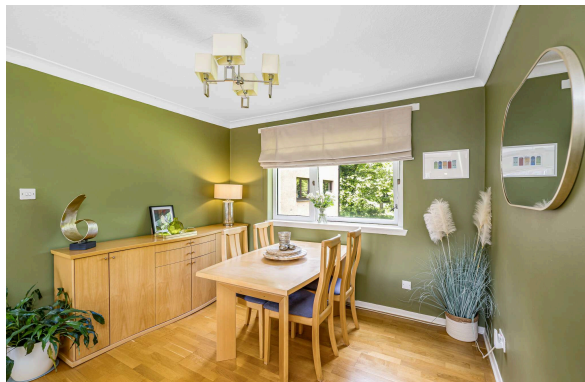
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

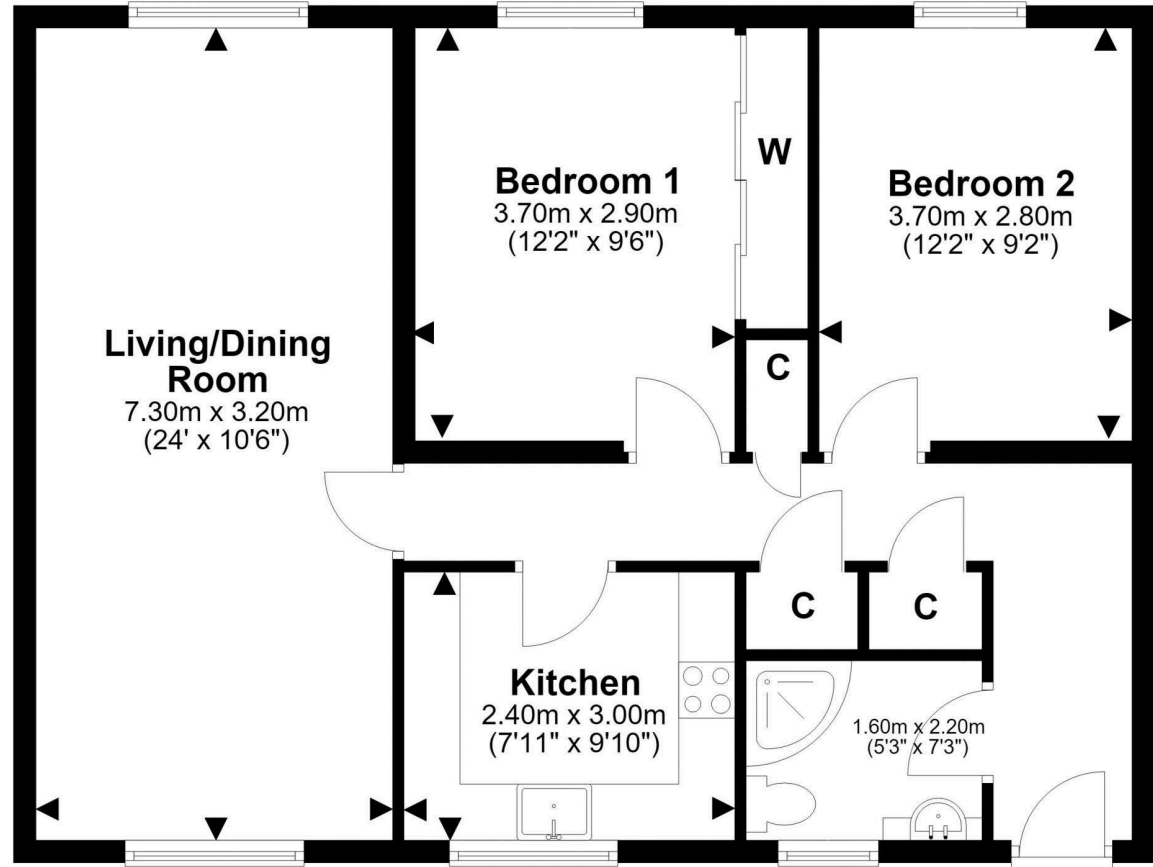


Comely Bank is a highly sought after residential area adjacent to Stockbridge and located within walking distance of the retail and commercial thoroughfares of Princes Street and George Street in the City Centre. Excellent local amenities include a choice of small speciality shops and delis, fashionable bars and restaurants. More extensive shopping opportunities include a Waitrose Supermarket and Craighleith Retail Park which is a short drive away. There are excellent schools - both public and private sector - from nursery to secondary level. Recreational amenities in the locality include the Royal Botanic Gardens and Inverleith Park as well as Glenogle swimming baths.

Factor is managed by Fior Asset & Property and costs around £64.64 per month. This covers management fees, building insurance, stairwell cleaning, communal gardening, communal window cleaning and communal electricity.

Extras included in this sale will be blinds, dining table, sideboard (living room), washing machine, tumble dryer and fridge.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.