



53 Comely Bank Avenue

Edinburgh, EH4 1ET



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70sqm

EPC

D

AS Anderson
Strathern

53 Comely Bank Avenue Edinburgh, EH4 1ET

Situated just moments from the vibrant heart of Stockbridge, 53 Comely Bank Avenue is a rarely available two-bedroom main door flat extending to approximately 70sqm, combining generous proportions with charming period features.

The property is entered via a welcoming vestibule leading into a central hallway, from which all accommodation flows. To the front, the elegant living room enjoys beautiful south-west-facing light through a striking bay window, and retains attractive original features including intricate cornicing and a traditional Edinburgh press. A large box room, accessible from both the living room and hallway, provides excellent storage and is ideal for bulkier items such as bicycles.

Set to the rear, the kitchen is well-designed to maximise space and functionality, and is fitted with modern appliances. The accommodation further comprises two well-proportioned double bedrooms, a contemporary bathroom with shower over bath, and additional storage provided by two further sizeable cupboards.

Externally, the property benefits from access to a well-maintained communal rear garden, featuring a patio seating area and drying green, accessed via number 51's stairwell. To the front, there is a private courtyard framed by mature hedging and enhanced by an attractive tiled pathway.

Further benefits include permit parking, gas central heating via a combi boiler, and partial double glazing.

Property features

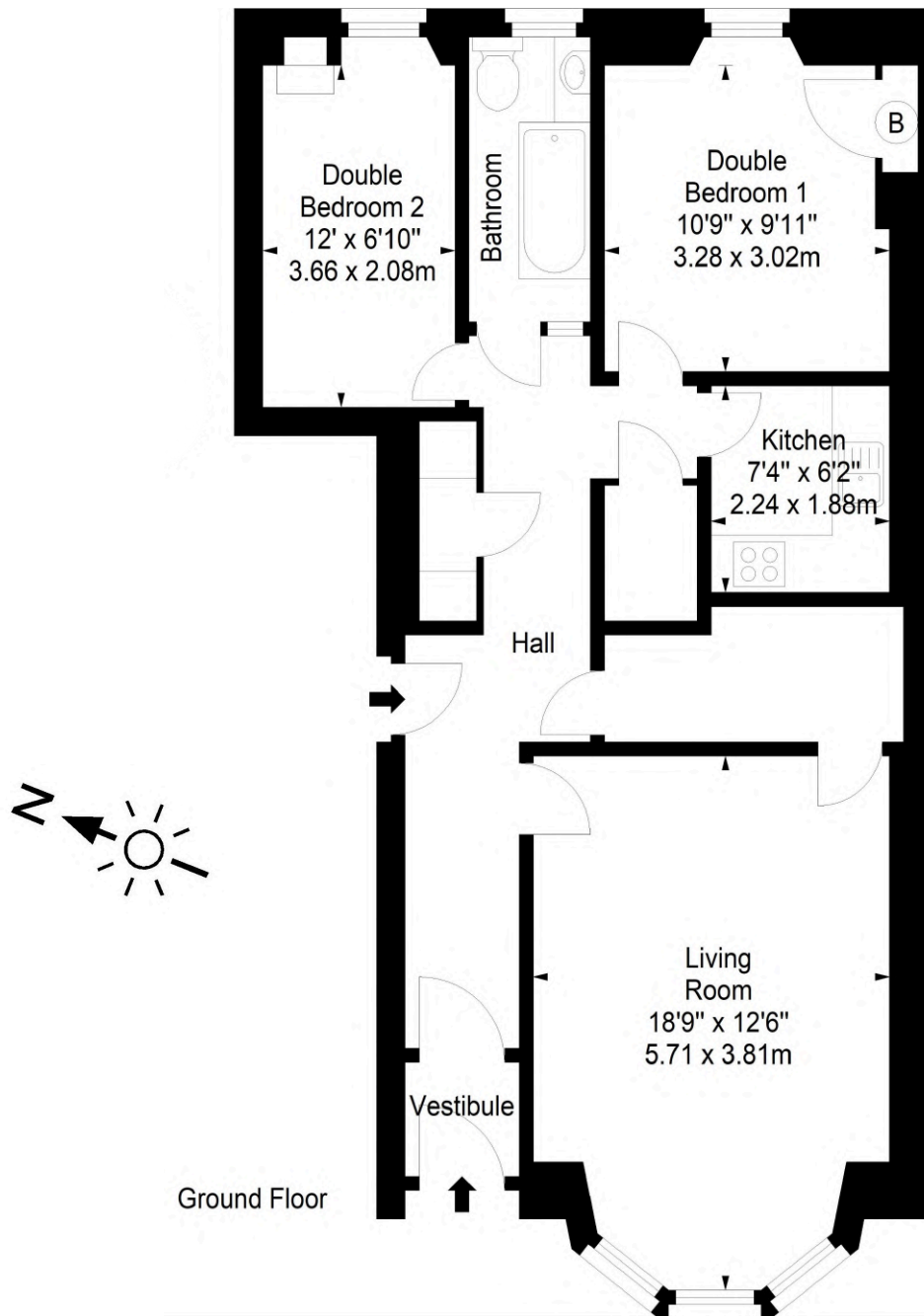
- Main door ground floor
- Private front garden
- Shared rear garden
- Box room
- Gas central heating
- Partial double glazing
- Permit parking





Location

Comely Bank is a highly sought after residential area adjacent to vibrant Stockbridge and located just a short walk from the retail and commercial thoroughfares of Princes Street and George Street. There is an array of specialist shops, fashionable bars, restaurants, quaint coffee shops, delis and boutiques which are all within easy walking distance. Recreational amenities in the locality include the Water of Leith Walkway, the Royal Botanic Gardens, Inverleith Park and the Glenogle Swim Centre. The Modern Art and Dean Galleries are also easily accessible. Comely Bank is within commuting distance of Edinburgh International Airport by car, and also a short distance from Haymarket Railway Station and the tram link at Haymarket.



Extras

The items included in the sale of the property are the carpets, fitted floor coverings, dishwasher, fridge, freezer, integrated oven, extractor hood, light fittings and fixtures.

The induction hob seen in the pictures will be replaced with an electric ceramic hob prior to settlement.

The induction hob seen in the photographs, as well as the smart tech (bulbs, sensors, and switches), burglar alarm, and washing machine may be available by separate negotiation.

Council Tax band D

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.

espc

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