



Stockbridge

5 Comely Bank Terrace
EH4 1AT



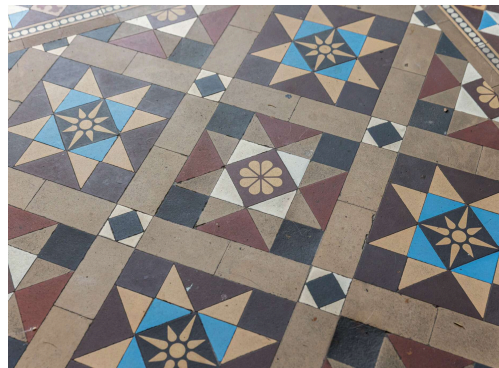
Maindoor Flat

OFFERS OVER £365,000

- Entrance vestibule with ornate tiles
- Hallway with built in storage
- Spacious living room with bay window
- Kitchen
- 2 bedrooms
- Bathroom

- Gas central heating
- Some secondary glazing
- Small private garden to front
- Well maintained shared rear garden
- Traditional features

Viewing by appointment - call
Beveridge & Kellas on 0131 554 6321





Located within the highly desirable residential area of Comely Bank this main door flat is just a short distance from an excellent choice of independent shops, coffee houses, restaurants, bars and only a short distance to the city centre. Inverleith Park and the Royal Botanic Gardens are close by and offer many pleasant walks. A good choice of public transport and further recreational facilities are all within easy reach of the property.

The property opens to an entrance vestibule featuring tiled floor and an impressive stained glass transom window. The hallway gives access to the rest of the accommodation, has a handy built in cupboard and also a door to the shared stair. To the front of the flat is a spacious living room which enjoys several traditional features including a bay window with working shutters (and secondary glazing), a fireplace within a traditional surround, Edinburgh Press and ornate cornice. The internal kitchen benefits from base and wall units, integrated oven with gas hob, and a freestanding washing machine. There are 2 bedrooms to the rear, the largest of which features 2 built-in cupboards. Completing the property is a modern rear facing bathroom with splashboard walls, WC, wash hand basin within a vanity unit, and a bath with an overhead mains powered shower.

The flat has a small private garden to the front, access to well-maintained shared rear gardens, gas central heating, zoned on street parking and enjoys a pleasant outlook over Dean Bowling Club.

EXTRAS

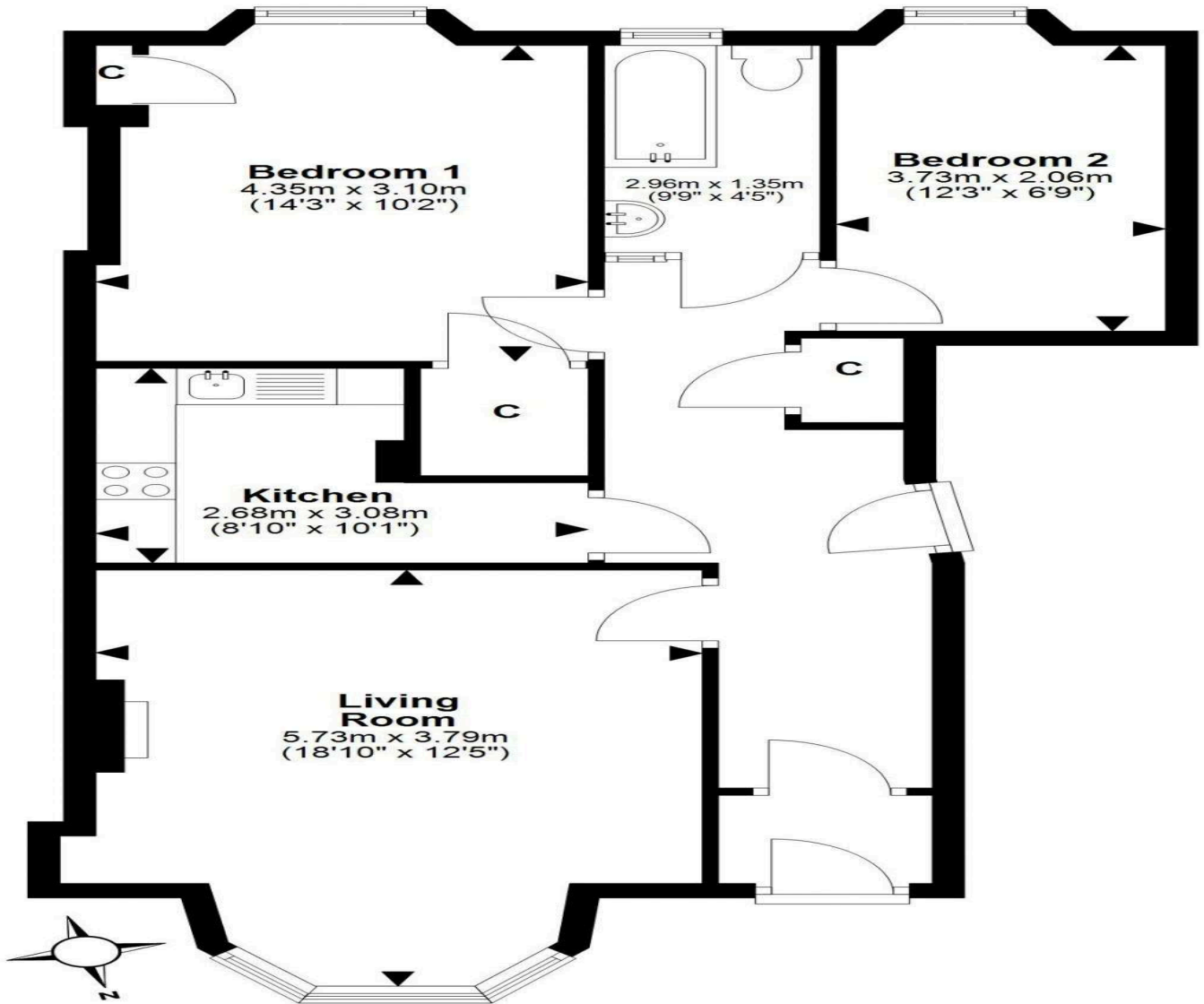
To include the aforementioned white goods (except the fridge freezer), carpets, blinds/curtains and light fittings.

OFFERS

Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.







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.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



espc