



11 (2F2) Comely Bank Grove,
COMELY BANK | EDINBURGH | EH4 1AY

warners
solicitors & estate agents



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Nestled in the heart of Comely Bank and Stockbridge, moments from some of the city's finest cafes, supermarkets and restaurants and moments from Inverleith Park is this immaculately presented top floor apartment. Boasting ornate period and original features, a well-kept communal garden, gas central heating and ample on street permit parking this property is offered to the market in true move-in luxury condition and would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with a useful utility room and a deep storage cupboard, a bright bay windowed lounge with generous dining space, detailed corning and a feature fireplace, a contemporary kitchen with attractive units, two well-proportioned double bedrooms and the flat is completed by a stylish shower room.

- Traditional top floor apartment
- Fine period features
- Heart of Comely Bank and Stockbridge location
- Close to city's finest cafes, bars and restaurants
- Moments from Inverleith Park
- Welcoming hallway with utility
- Bright bay windowed lounge
- Contemporary kitchen
- Two large double bedrooms
- Exquisite shower room

Council Tax Band D, Energy rating C

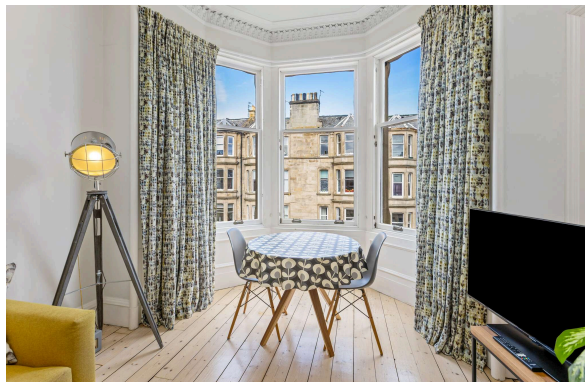
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

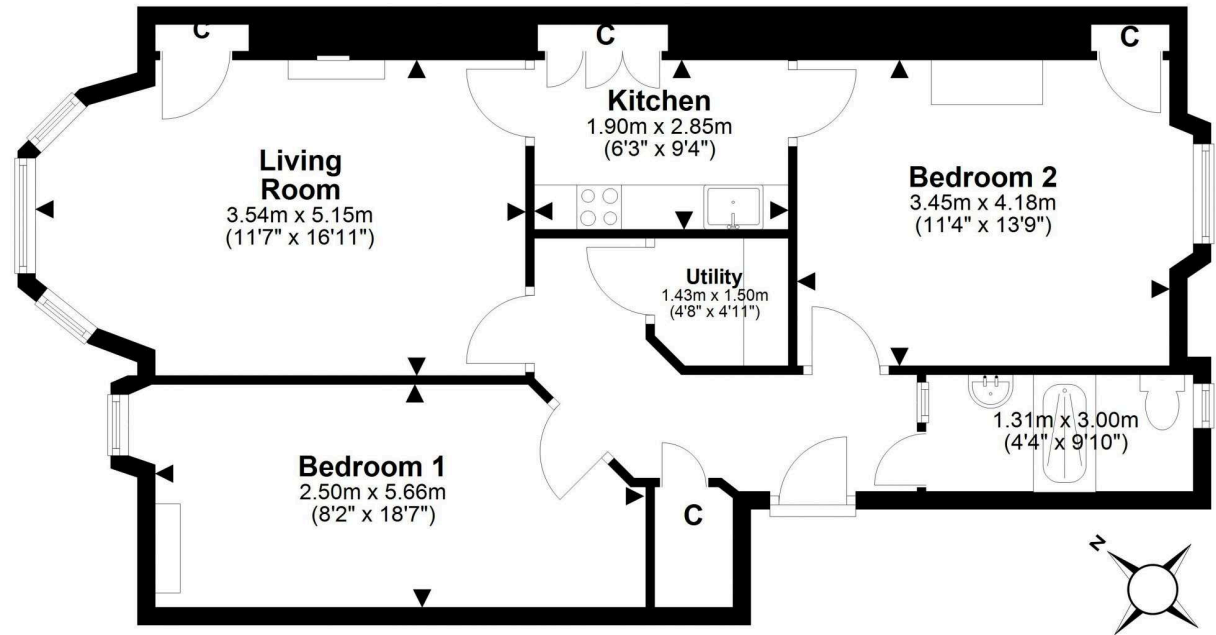


All fixtures, fittings, integrated kitchen appliances, curtains, blinds, freezer, washing machine/dryer will be included in the sale. The tumble dryer, microwave & blue chair in the bedroom will not be included in the sale.

Other items of furniture are available under separate negotiations.

Comely Bank is a highly sought-after and prestigious residential area adjacent to Stockbridge located within walking distance of the retail and commercial thoroughfares of Princes Street. Excellent local amenities include a choice of small speciality shops and delis, fashionable bars, cafes and restaurants. Every Sunday there is a local artisan farmer's market along the banks of the Water of Leith. More extensive shopping opportunities include a Waitrose Supermarket and Craighleith Retail Park, which is a short drive away. There are excellent schools, public and private from nursery to secondary level conveniently close. Recreational amenities in the locality include the Royal Botanic Gardens and Inverleith Park as well as Glenogle swimming baths.





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.