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Offers Over

£365,000

147/3 Comely Bank Road

Comely Bank | Edinburgh | EH4 1BH

A most appealing second-floor flat, occupying an enviable corner position within an attractive terrace, enjoying delightful views towards the capital's iconic Fettes College. The lovely home boasts many original features and internally offers a flexible layout, with a large communal garden to the rear.

-  2/3 bedrooms
-  1/2 public rooms
-  1 bathroom
-  On-street permit parking
-  Shared communal garden
-  EPC rating – D
-  Council tax band- E



Description

Ideally situated in the heart of Comely Bank, the property is perfectly placed to take advantage of an excellent selection of independent cafés, popular pubs, local shops and beautiful green spaces, all just moments from the doorstep. Internally the property is brimming with character and offers a bright and versatile living space, within easy reach of the city centre.

The accommodation is accessed via a secure entry phone and is well presented throughout. It briefly comprises: a welcoming hallway with coving and original floorboards, dining/reception room with ornate focal fireplace and a bright westerly facing aspect. Off the dining room you have a well-equipped kitchen, complete with pantry and clothes pulley, which has been fitted with a variety of white base and wall units, contemporary splash tiling and integrated appliances. Across the hallway is a generously sized reception room/additional bedroom which features a corner bay window with a lovely open outlook towards Fettes, feature fireplace, picture rail and original floorboards. There are two good sized double bedrooms, and an attractive family bathroom with countertop basin, WC, tiling to walls/floor and a bath with splash screen and mains shower.



Extras

All shelving, fixtures, curtain poles and integrated appliances will be included.

Parking and Garden

There is a large, shared green to the rear of the building with drying facilities which enjoys direct sunlight throughout the whole day and offers a peaceful leafy space for all residents in the building to enjoy. Ample on-street permit parking is available on Comely Bank Road and many of the neighbouring streets.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

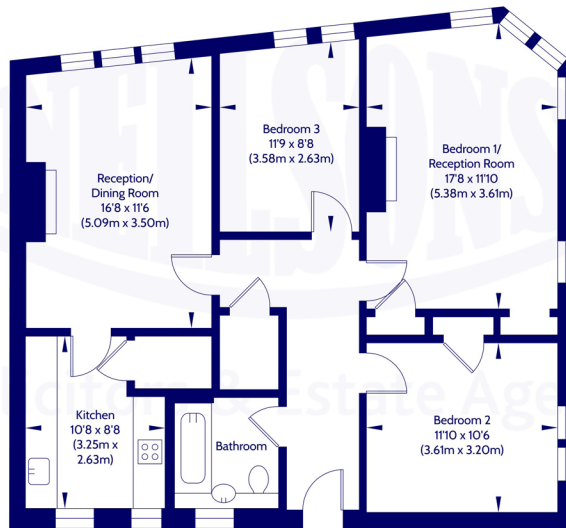
Comely Bank and the neighbouring district of Stockbridge offer a superb choice of speciality shops, fashionable bars, quaint coffee shops, delis, boutiques and a weekend market. Locally, there is a Waitrose supermarket on Comely Bank Road, a Marks and Spencer's Food Hall in Stockbridge and a large Sainsbury's supermarket and range of retail stores at Craighleith Retail Park. There is easy access to the Water of Leith Walkway and cycle path, whilst the beloved Royal Botanic Gardens and Inverleith Park are also both within comfortable walking distance. The Drumsheugh Baths Club is situated nearby on Belford Road whilst the Edinburgh Sports Club, Dean Tennis Club and the Scottish National Gallery of Modern Art are all within easy traveling distance. Haymarket rail station is close by, and regular public transport provides swift access in and around the city.





Approx. Gross Internal Floor Area 87 Sq M / 938 Sq Ft.

2nd Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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