NEILSONS

Solicitors & Estate Agents



Offers Over

£240,000

2/5 Comely Bank Row

Comely Bank | Edinburgh | EH4 1DY

This well proportioned second floor flat, forms part of an attractive period terrace and is quietly tucked away on a peaceful residential street, in the capital's desirable Comely Bank area.

- 1 bedroom
- 1 public room
- 1 bathroom
- On-street permit parking
- Communal garden
- EPC rating – C
- Council tax band - D



Description

An ideal first home or investment, the property is located within easy travelling distance of the city centre and is close to a wide selection of pubs, restaurants, cafes and fantastic green spaces, located in the neighbouring district of Stockbridge.

The accommodation is accessed via a communal hallway and briefly comprises; entrance hallway with built-in storage, light and spacious reception/dining room which enjoys open southerly facing views, benefits from a good-sized storage cupboard and is open plan to the kitchen. The kitchen has been fitted with a variety of base and wall units, complete with coordinated worktops and splash tiling. There is a generously sized double bedroom with high ceilings, bay window and coving, and finally a family bathroom with three-piece white suite and over-bath mains shower.





Extras

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

Gardens and Parking

There is a shared garden to the rear of the building and ample on-street permit parking is available on Comely Bank Row and the neighbouring streets.

Viewing

By appointment through Neilsons (0131 625 2222).









Location

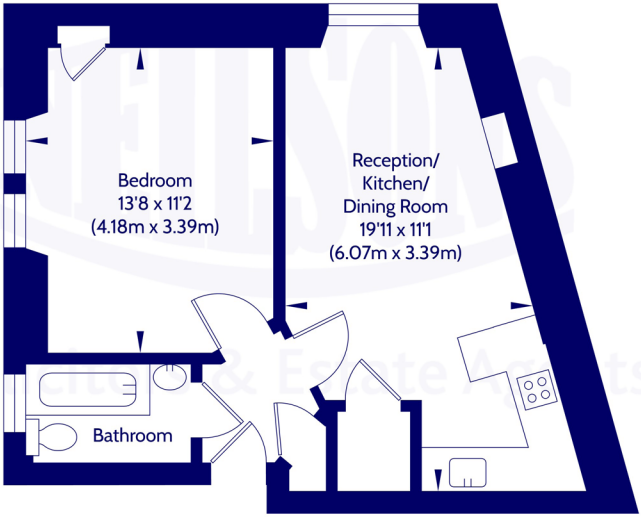
Comely Bank and the neighbouring district of Stockbridge offer a superb choice of speciality shops, fashionable bars, quaint coffee shops, delis, boutiques and a weekend market. Locally, there is a Waitrose supermarket on Comely Bank Road, a Marks and Spencer's Food Hall in Stockbridge and a large Sainsbury's supermarket and range of retail stores at Craigleith 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 40 Sq M / 432 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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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[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.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

NEILSONS

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