



5 (1f1) Comely Bank Row
Comely Bank, Edinburgh, EH4 1DZ

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secure entry.
- Reception hall.
- Open plan living room/kitchen with appliances.
- Box Room/Study.
- Generously proportioned double bedroom with fitted wardrobes.
- Freshly presented shower room.
- Electric heating.
- Partial double glazing.
- Original features.
- Communal garden to the rear.
- Permit & metered parking.



GENERAL DESCRIPTION

A well-presented first floor flat set within a traditional tenement building in the highly regarded and much sought after Comely Bank district of the City. The property within walking distance of an excellent range of local amenities in addition to many cafes, bars and restaurants along Comely Bank and Stockbridge while Edinburgh City Centre can also be reached on foot. Ideal purchase for a first-time buyer/young couple or perhaps for letting purposes, the property is quietly situated to the rear of the building.

COUNCIL TAX BAND: C.
TRAIN STATION: APPROXIMATELY 1.4 MILES TO HAYMARKET TRAIN STATION.
AIRPORT: APPROXIMATELY 8 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 200 METRES.

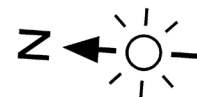
LOCATION

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.

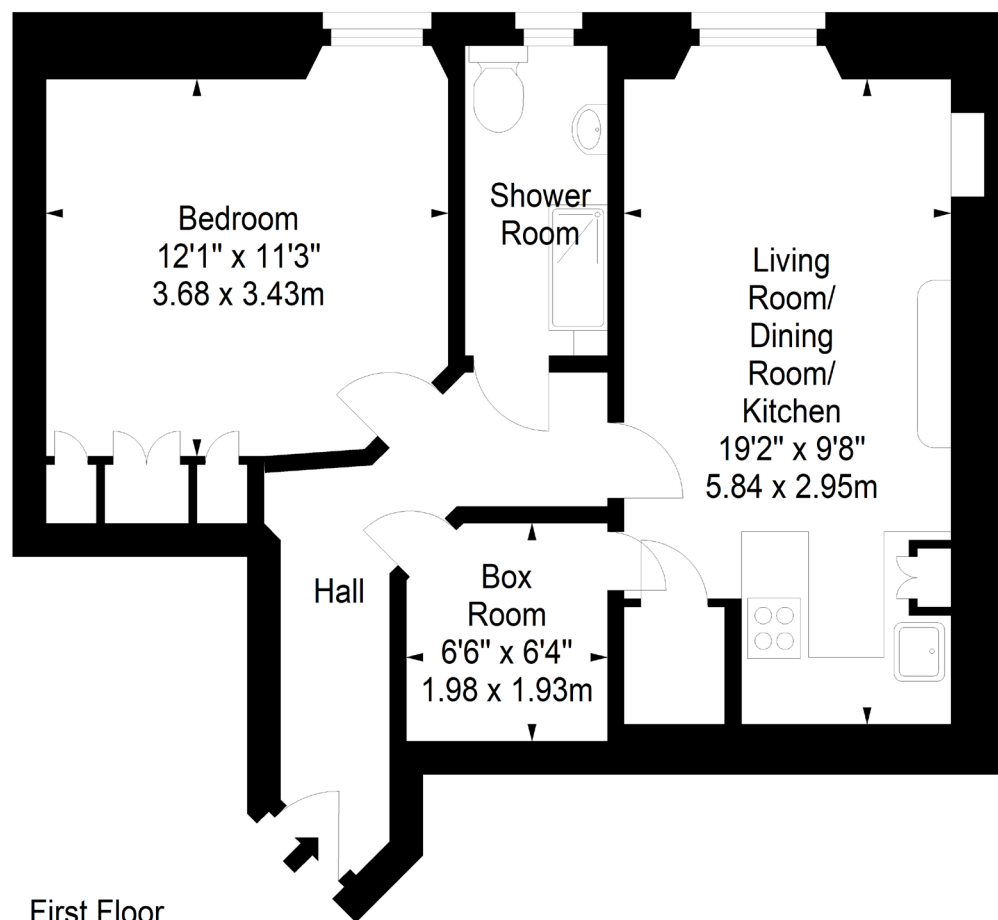
EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES, A FREESTANDING COOKER, INTEGRATED DISHWASHER, FREESTANDING FRIDGE AND AUTOMATIC WASHING MACHINE AND FREEZER WITHIN THE LARGER STORAGE CUPBOARD WILL ALL BE INCLUDED IN THE FOR-SALE PRICE. SOME FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE THROUGH NEGOTIATION.



Comely Bank Row, EH4 1DZ



Approx. Gross Internal Area
508 Sq Ft - 47.19 Sq M
For identification only. Not to scale.
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ENERGY PERFORMANCE
CERTIFICATE RATING E

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Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.