



COULTERS<sup>©</sup>

# 13A COMELY GREEN PLACE

ABBAYHILL, EDINBURGH, EH7 5SY

 3 BED

 2 BATH

 1 PUBLIC



## TAKE A LOOK INSIDE

13 Comely Green Place is a beautifully presented, freshly decorated, contemporary three-bedroom basement apartment forming part of an elegant Georgian building. This stunning home, has stylish modern interiors with high quality fixtures and fittings along with beautiful engineered wood flooring. In true walk-in condition, as well as offering excellent amenities at nearby Meadowbank Shopping Park and quick access to the city centre, it will make a wonderful home.

## KEY FEATURES



Stylish basement flat forming part of an attractive Georgian building.



Three beautifully finished bedrooms.



Private front courtyard with 3 cellars & enclosed rear patio.



Unrestricted on-street parking.



Located in the popular area of Meadowbank.



Close to Meadowbank Retail Park & other local amenities.



Steps at street level lead down to the main door, which opens onto the hall. The combined open living/dining/kitchen is well lit and has attractive wood panelling to dado height along with a gorgeous exposed brick feature wall.

The contemporary kitchen has sleek, handleless grey wall and floor cabinetry, complemented by quality wooden worktops and splashback tiling, illuminated by attractive downlights.





## MORE INFORMATION

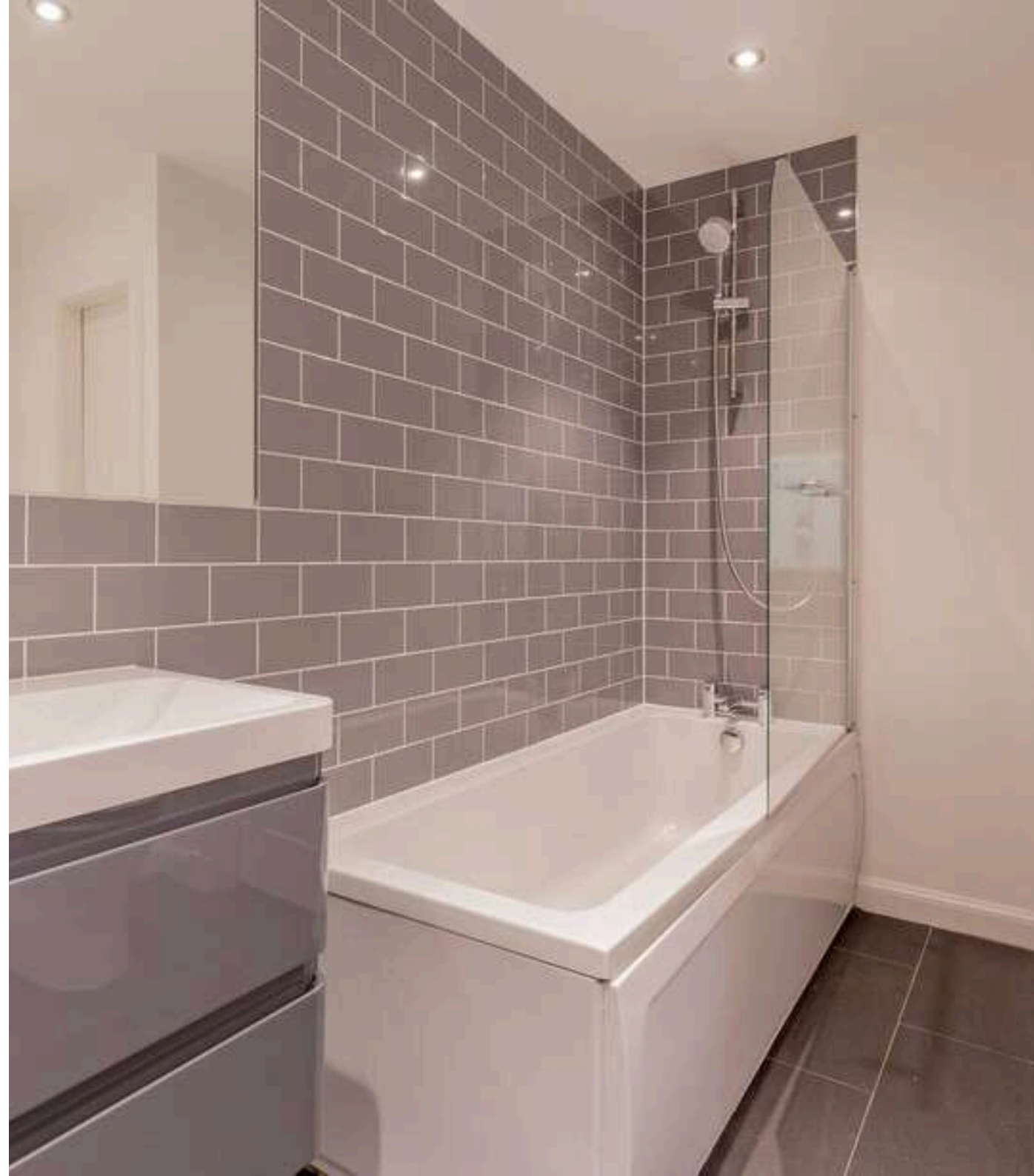
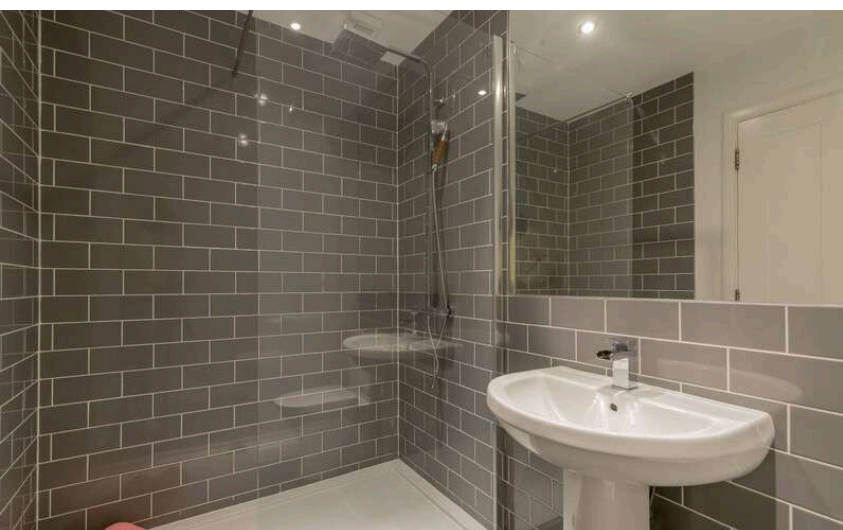
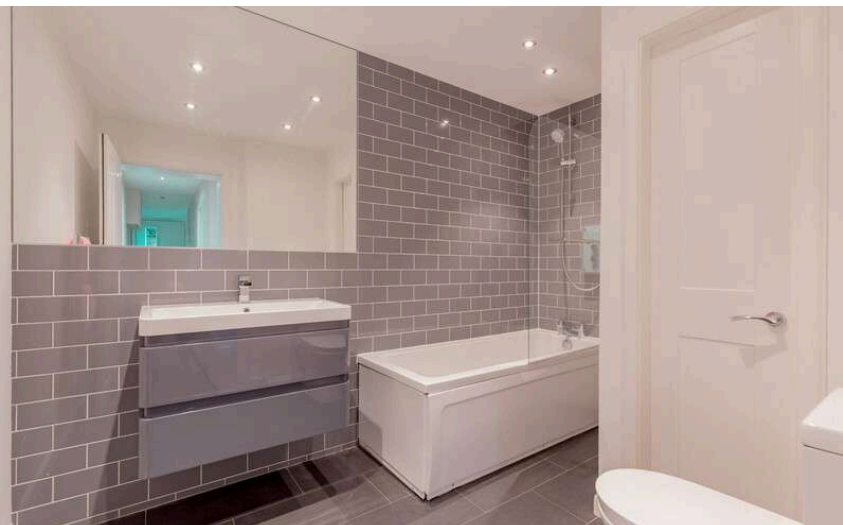
The principal double bedroom has views to the rear private patio and benefits from a stunning en-suite with a large shower, WC, wash hand basin, metro style tiling & under floor heating.

There are two further engaging bedrooms and a good sized bathroom comprising; bath (with shower over), WC and wash hand basin and further metro style tiling. To the rear is a further private patio area with space for seating. Unrestricted parking is available on the street outside.



## EXTRAS

All fitted blinds, floor coverings and integrated kitchen appliances will be included in the sale.

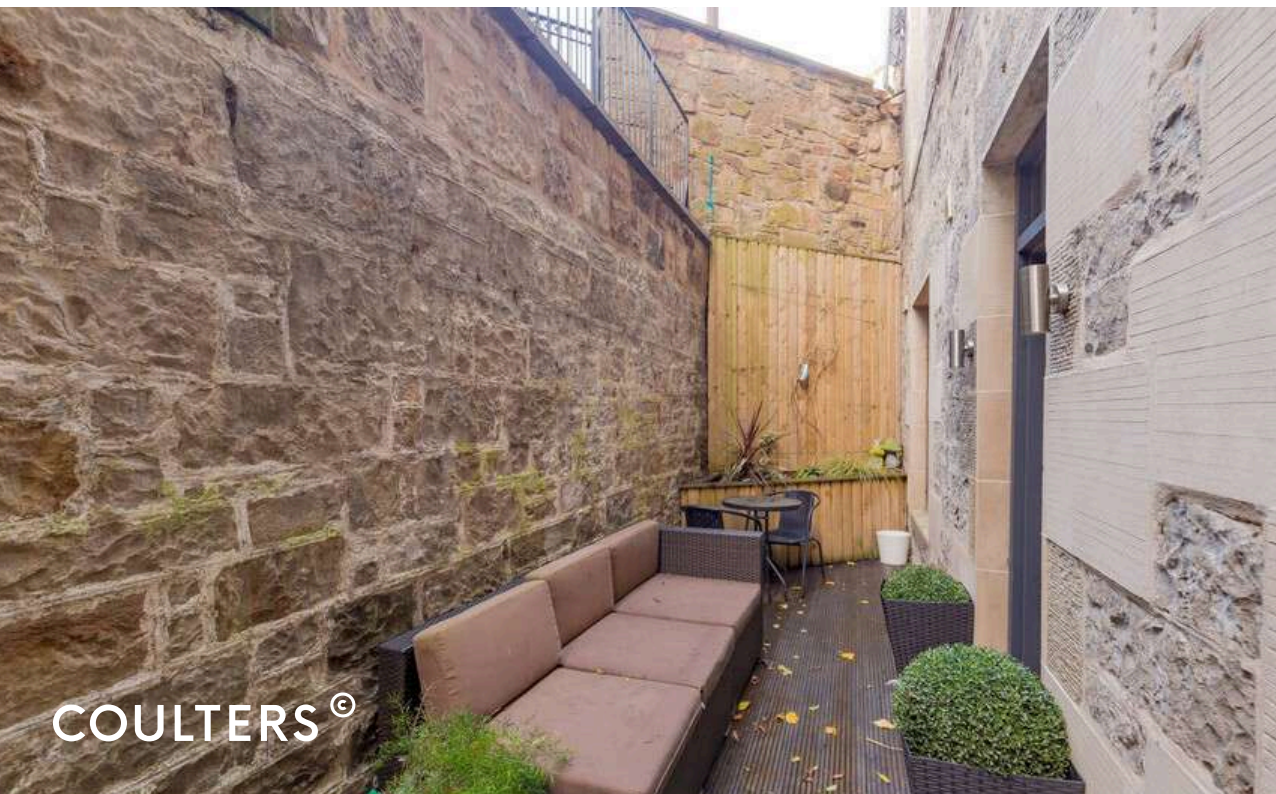






## THE LOCAL AREA

A popular residential location, set against the backdrop of Arthur's Seat, Abbeyhill offers a relaxed city lifestyle yet only a 10-minute bus journey from the hustle and bustle of the capital and all its world-class shopping and entertainment including the newly opened St James Quarter. Due to the property's superb location near to both London Road, and Easter Road, there are fantastic local amenities in the area. These include popular pubs like The Safari Lounge, coffee shops such as The Red Kite, a post office and a pharmacy. Larger supermarkets including Morrisons and Sainsburys are nearby, the latter situated in the Meadowbank Retail Park with its well-known high street stores just a stone's throw away.



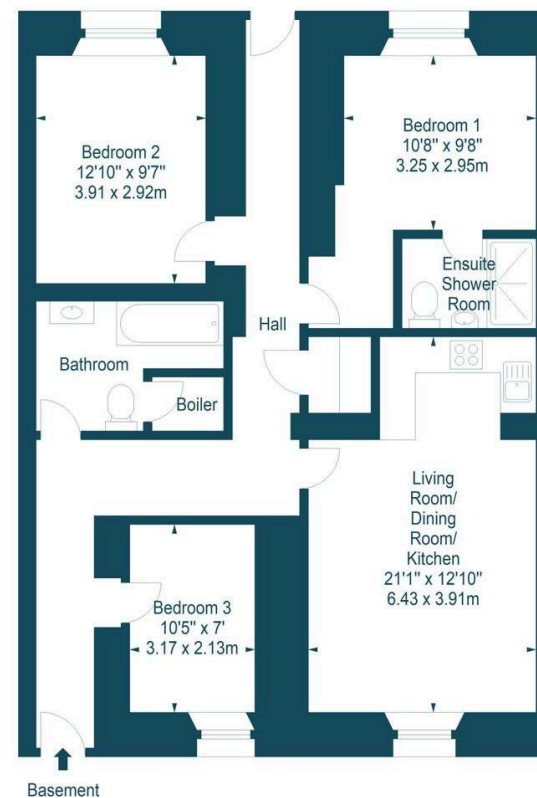
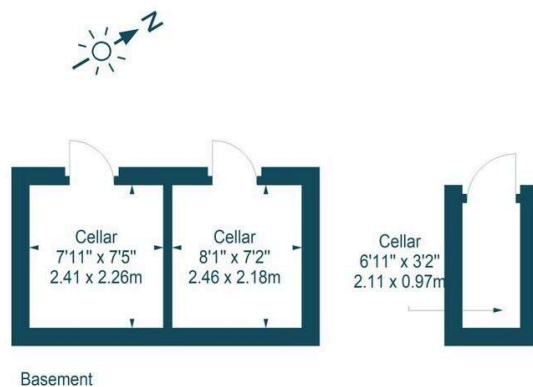
The beautiful green spaces of Holyrood Park and Calton Hill are just a short walk away. Other opportunities for recreation include the newly opened Meadowbank Sports Centre within a ten minute walk. Well-renowned state schooling is close by including Abbeyhill, Royal Mile and Leith Walk Primary Schools and there is easy access to the city's many private school choices. It is an excellent commuter location due to the efficient bus service and the proximity of the A1 and the City Bypass. The east end of Princes Street, and Waverley Railway Station, are a pleasant 15-minute walk.

Comely Green Place, EH7 5TU



Approx. Gross Internal Area  
1042 Sq Ft - 96.80 Sq M  
Cellars

Approx. Gross Internal Area  
145 Sq Ft - 13.47 Sq M  
For identification only. Not to scale.  
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## GET IN TOUCH

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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.