

**7/9 Comely Bank Row, Comely Bank  
Edinburgh, EH4 1EA**

OFFERS OVER £220,000



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- Second floor flat and potential letting opportunity
- Living room with recessed fitted kitchen
- Double bedroom, box room/study and bright bathroom
- GCH and Upvc DG
- Traditional features including sanded floors
- Ample zoned parking for residents
- Yards away from excellent restaurants and specialist food stores
- EPC C

### Description

This charming property second floor flat (48 sqm) forms part of a classic stone tenement dating back to around 1890. Bright and sunny, the flat retains a timeless character boasting high ceilings, original panelled doors and stripped floors. The rear-facing living room is open plan to a modern fitted kitchen area in popular dove grey complete with built-in appliances. There is a double bedroom (featuring built-in wardrobes), a versatile box room/study and attractive bathroom with modern wall coverings and over-bath shower. The apartment will appeal to purchasers of all age groups and is equally suitable as a rental investment. An entry system controls access into the building.





### Central Heating and Double Glazing

Gas central heating operated by a boiler and the property is complemented by recently replaced UPVC double glazed sash and case windows.

### Garden and Parking

The building has an enclosed landscaped mutual garden to rear. Comely Bank Row and surrounding streets offer ample zoned parking for residents.

### Location

The residential district of Comely Bank lies between Stockbridge and Craighleith just a little south-west of the Royal Botanic Garden. Although only a few yards away from numerous shops/amenities, Comely Bank Row itself is an extremely peaceful street which is lined on one side by traditional tenements. This popular location offers a choice of banks, delicatessens, Waitrose, famous cheesemonger, chemist, wine merchants, numerous cosmopolitan restaurants, coffee shops and bars. Local amenities include a library, medical centre, swimming pool, fitness centres and open amenity ground. Several cycle routes and the delightful Water of Leith Walkway. Edinburgh's vibrant West End and fashionable George Street nightspots are close by. There are well served bus routes and cycle tracks which provide off-road access right across the City.

### Mortgage Valuation

It has been valued at £230,000 and the Home report is available via the ESPC web site.

### Council Tax and EPC

It lies in Council Tax Band C and has a C-rated Energy performance certificate.

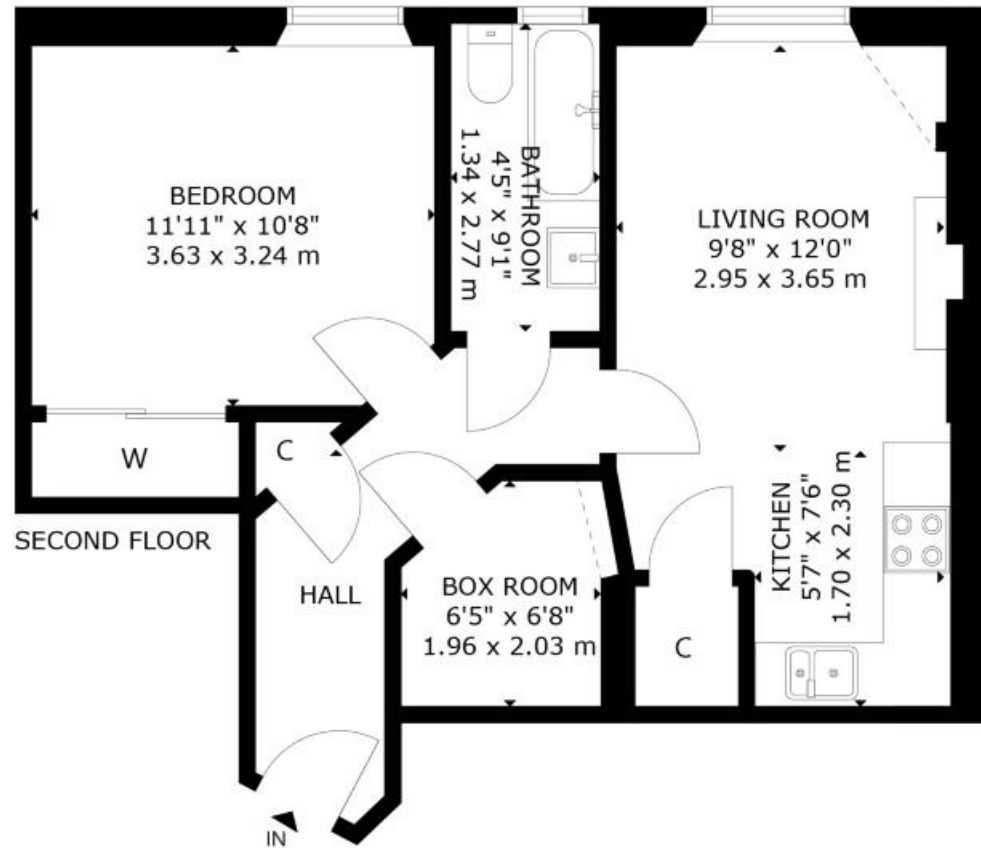
### Extras

The blinds, fan oven, induction hob, chimney hood and fridge/freezer are included in the sale price.

### Viewing

Telephone Agents – 0131 229 3399 (or 07595820611 out with office hours).





7/9 COMELY BANK ROW, EDINBURGH, EH4 1EA  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL AREA 505 SQ FT / 47 SQ M  
All measurements and fixtures including doors and windows are  
approximate and should be independently verified.  
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Bathgate | Dalkeith | Edinburgh | Glasgow | Musselburgh  
01506 655 034 | 0131 663 9568 | 0131 229 3399 | 0141 332 0086 | 0131 665 3131

Call us on **0131 229 3399** or  
email [sales@dm-property.com](mailto:sales@dm-property.com)  
[dm-property.com](http://dm-property.com)



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