

1 Comely Bank Terrace Edinburgh EH4 1AT

Offers Over £350,000

- Bay window lounge featuring ornate cornicing and a decorative fireplace
- Kitchen/diner fitted with a range of floor and wall mounted units, gas hob and electric oven, white goods and a large pantry cupboard
- Large double bedroom with working shutters on windows
- Box room
- Bathroom fitted with three-piece suite
- Tiled entrance vestibule
- Hallway with large storage cupboard
- Gas central heating and double glazing
- Private front garden and communal back garden
- Residents permit parking



Maindoor Flat

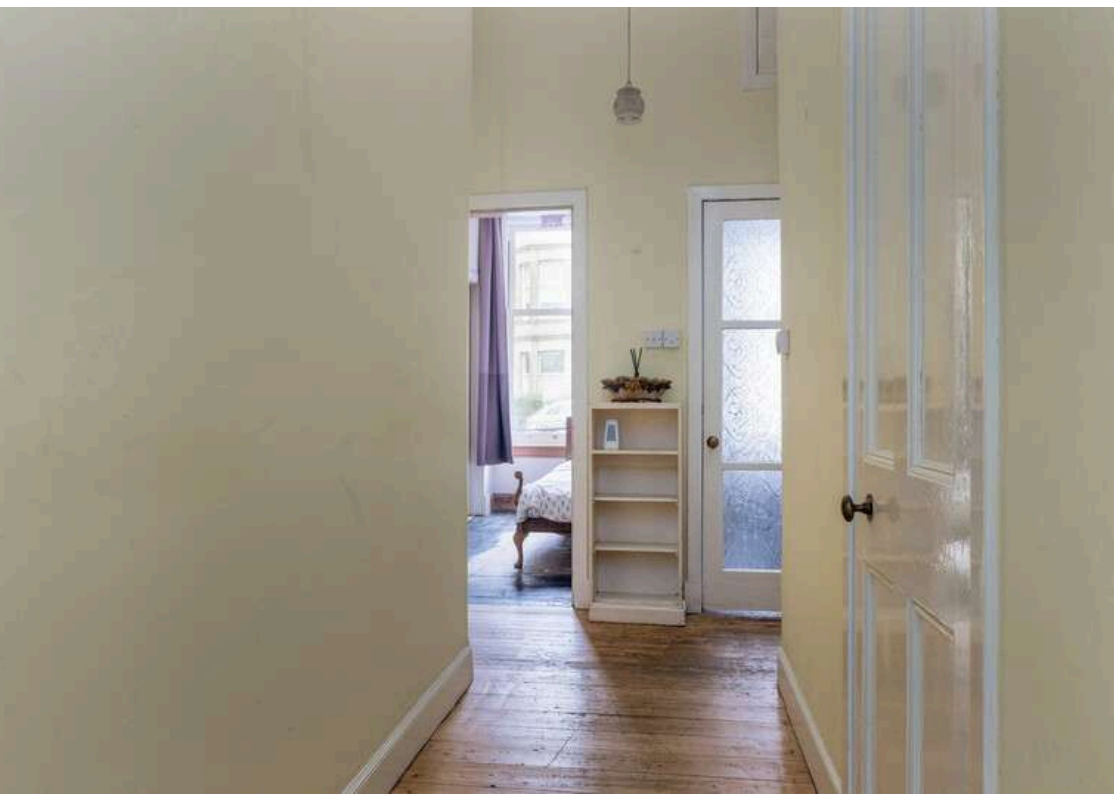
Blair Cadell are delighted to bring to market this fantastic maindoor flat in the heart of Stockbridge. With superb local amenities and access to the city centre, this property would be ideal for the first time buyer or young professional and must be viewed.

The accommodation comprises of a lovely entrance vestibule featuring original tiles leading through to the hallway with a useful storage cupboard. A fantastic bay window lounge featuring original ornate cornicing, a decorative fireplace and benefitting from a useful box room off it that would be the perfect home office or guest room. There is a large kitchen/diner fitted with a range of floor and wall mounted units, gas hob and electric oven, white goods which are included in the sale and a large pantry cupboard offering plenty of useful storage space. There is a large double bedroom with working shutters and bathroom fitted with a three-piece suite. The property benefits from gas central heating and double glazing throughout. There is a private front garden and a well kept communal garden to the rear. Residents permit parking is also available.*No warranties given for systems or appliances*

The flat is situated close to the bustling shopping area of Stockbridge which offers a huge variety of independent shops, coffee shops, restaurants and bars and is just perfect for evening entertainment. There is a Waitrose superstore in Comely Bank itself, a stones throw from the property, which is ideally situated for supplies along with a Morrisons superstore and Sainsbury's both within a short 5 minute drive. The area is well served by both private and public schools which include Fettes College, Stewart Melville, Edinburgh Academy and Broughton High School. Recreational facilities that go along with the wide selection of cafes, bars and restaurants, there is Inverleith Park, Glenogle Baths, Edinburgh Accies Rugby club and Broughton bowling club, all perfect for the fitness/sport enthusiasts. There are also quiet walks along the Water of Leith Walkway for the more serene moments.

Viewing by appointment on 0131 337 1800

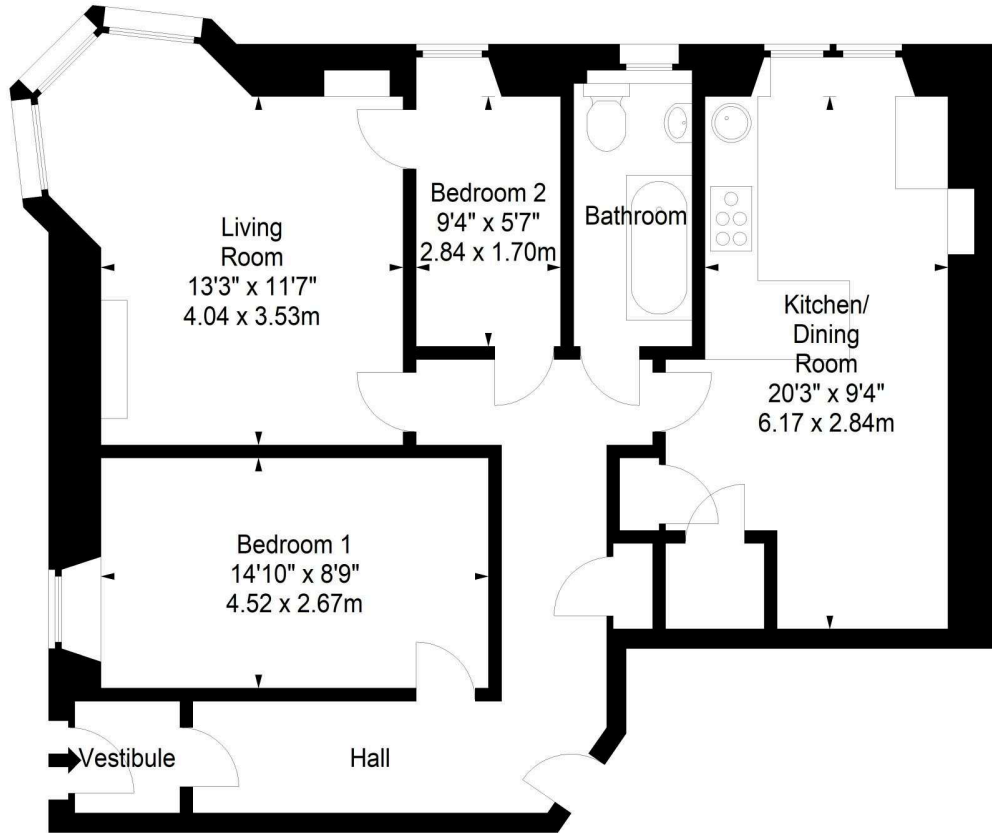
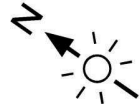




**Comely Bank Terrace,
Edinburgh,
Midlothian, EH4 1AT**



Approx. Gross Internal Area
834 Sq Ft - 77.48 Sq M
For identification only. Not to scale.
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Ground Floor



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