



# 3/9 COMELY BANK ROW

COMELY BANK, EDINBURGH, EH4 1DZ



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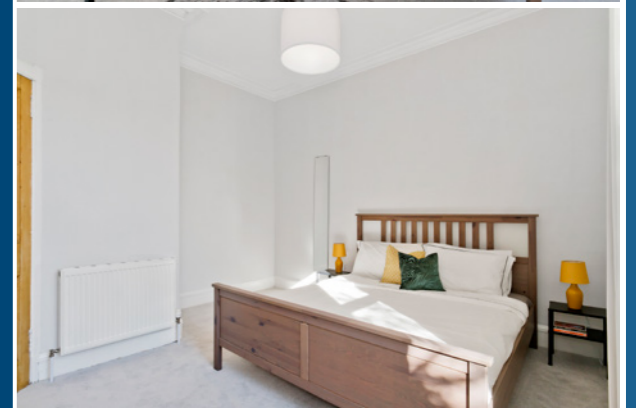
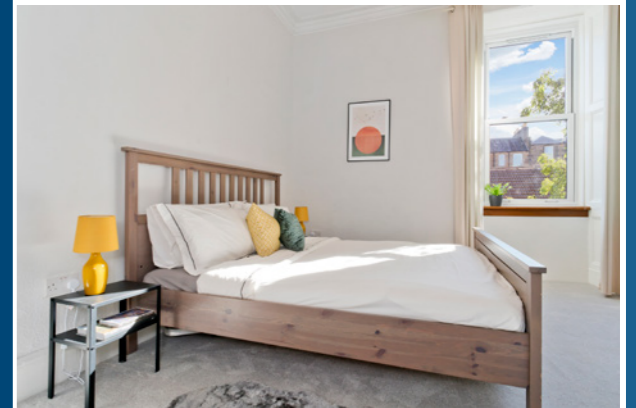
# 3/9

## COMELY BANK ROW

Centrally located in desirable Comely Bank, this classic second-floor rear-facing tenement flat boasts neutrally-presented interiors comprising a bright and spacious reception area with an adjoining study space, a modern kitchen, a large double bedroom, and a bathroom featuring a shower-over-bath. The appealing property benefits from access to a communal garden and on-street permit parking.

### Features

- Sought-after central location
- Bright, neutral interiors
- Second-floor tenement flat
- Secure entry system
- Entrance hall
- Spacious living/dining room with storage/potential study area
- Modern kitchen
- One good-sized double bedroom
- Bathroom with shower-over-bath
- Communal rear garden
- Permit on-street parking
- Gas central heating and double glazing

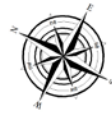


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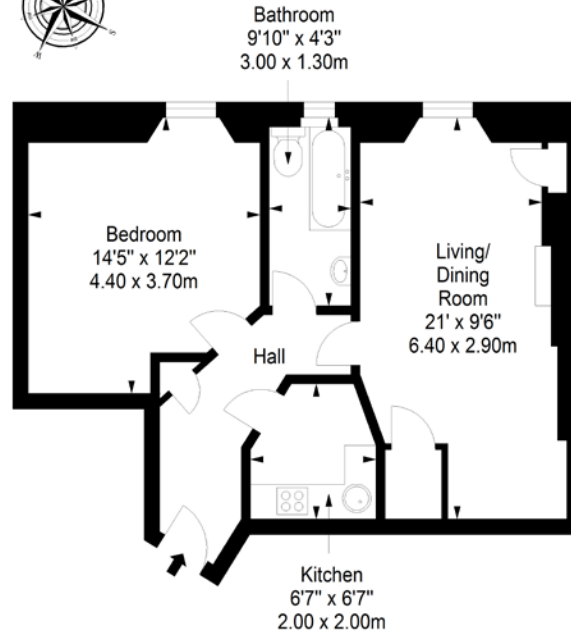
For up to date price & viewing information contact VMH Property or visit us online.



Extras: All fitted floor coverings, window coverings, and light fittings, and kitchen appliances are included in the sale. Appliances are sold as seen, with no warranties. Furniture can be included via separate negotiation.



**Second Floor**  
Approx. 50.1 sq. metres (539.3 sq. feet)



Total area: approx. 50.1 sq. metres (539.3 sq. feet)



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