


COULTERS[©]

61 COMELY BANK AVENUE

COMELY BANK, EDINBURGH, EH4 1ET

 2 BED

 1 BATH

 1 PUBLIC



TAKE A LOOK INSIDE

Just a short stroll from ever popular Stockbridge, this Victorian maindoor, ground floor flat retains many original period features including beautiful cornice work, high ceilings, working shutters and original doors. The property is entered through a welcoming vestibule with stained glass door. There is a large bay windowed living room with fireplace and coal-effect gas fire as well as built-in shelving. A large cupboard off the living room offers potential for home working or additional storage and has a built-in desk, shelving and cupboard space. The large kitchen/dining room is to the rear of the property and benefits from lovely views over the communal gardens which can be enjoyed from the window seat.



The double bedroom to the front of the property is beautifully bright and has a feature fireplace with tiled hearth. There is a further bedroom to the rear of the property and a very sizeable box room. The bathroom has a traditional Edinburgh tenement set up and has eye-catching wall tiles, shower over bath, wash hand basin, WC and heated towel rail. A further WC is available off the hall. Heating is provided by a gas fired wet central heating system and the windows are of a double glazed, sash and case design.

KEY FEATURES



Traditional maindoor, ground floor flat



Two double bedrooms and box room



Private front garden and access to shared green



Permit parking and EV charge points on the street



Inverleith Park closeby



Wonderful Stockbridge shops and eateries nearby





There is a beautiful, private front garden with a small paved seating area. A well-kept, shared garden with drying line is situated to the rear of the property. Permit and pay and display parking is available along with a number of public EV charging points.

EXTRAS

All fixtures and fittings, including; blinds, curtains, light fittings and fitted floor coverings are included in the sale price.



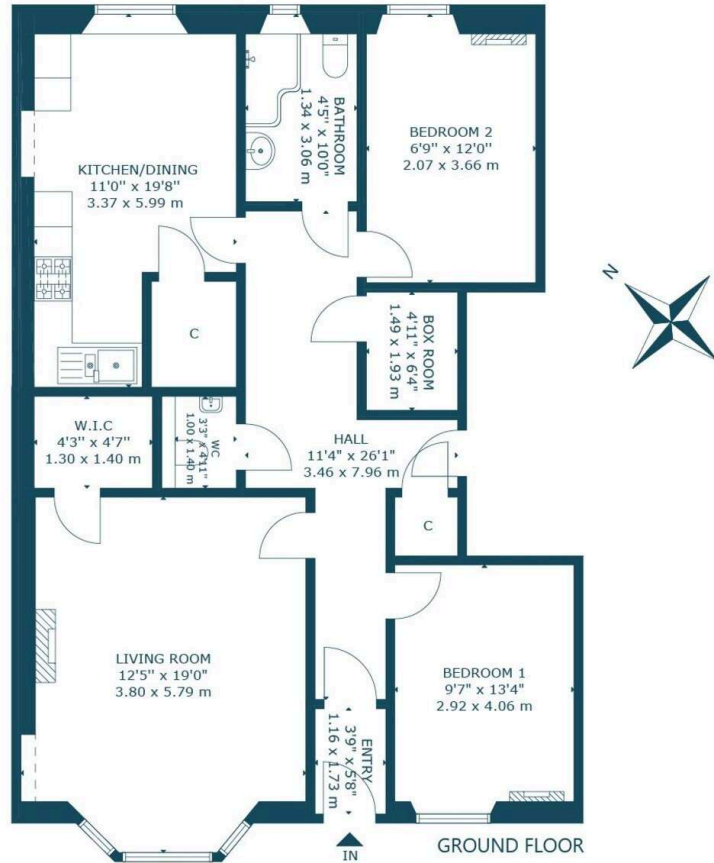


THE LOCAL AREA

With a charming village feel, Edinburgh's prestigious and historic Stockbridge is one of the most desirable areas of the City in which to live. A pleasant stroll from the City Centre it is known for its selection of independent artisan shops, boutiques, cafés and eateries. The Stockbridge Market, held every Sunday, is a popular attraction where you can find a wide variety of local produce. For daily shopping needs, there is a Co-op and Sainsbury's Local as well as a large Waitrose less than ten minutes walk away. When it comes to picturesque walks and green spaces you are spoilt for choice. From the world renowned Royal Botanic Garden to Inverleith Park or the beautiful Water of Leith Walkway, there is something for everyone to enjoy. Other recreational pursuits include Glenogle Swim Centre, and the historic Grange Sports Club offering tennis, cricket, squash, and hockey. The neighborhood is home to reputable schools, including both primary and secondary institutions, providing quality education options for families with children. Whilst accessible by foot, the area benefits from regular buses taking you swiftly to Edinburgh City Centre, Waverley Train Station, Edinburgh Bus Station, and the tram link to Edinburgh International Airport.







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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 883 SQ FT / 82 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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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.