



Solicitors & Estate Agents










Offers Over
£315,000

14/9 Comely Bank Street

Comely Bank | Edinburgh | EH4 1BD

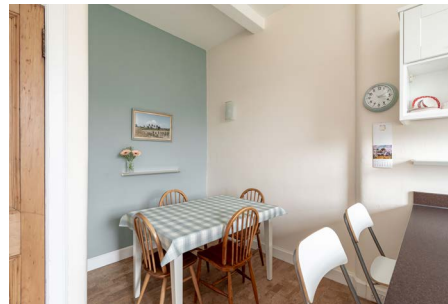
This is a beautifully upgraded and maintained traditional top floor (3rd) flat enjoying an east to west aspect filling the flat with light. It forms part of a handsome sandstone tenement which is in good order and has secure entry and a well-maintained communal garden.

-  1 Bedroom Plus Box Room
-  2 Public Rooms
-  1 Bathroom
-  On Street Permit Parking
-  Communal Rear Gardens
-  EPC Rating – D
-  Council Tax Band - D



Description

Welcoming hallway boasting two storage areas, leading to a bay reception room adorned with a fireplace and ornate cornice. The heart of the home, a stunning and beautifully light dining kitchen, features shaker-style wall and base units, integrated oven, hob, and hood, alongside appliances. It includes a breakfasting bar, walk-in pantry, window seat, and ample space for a dining table and chairs. The large double bedroom, quietly positioned to the rear, comes with built-in wardrobes. Additionally, there's a generous boxroom perfect for a home office, equipped with a built-in platform bed ideal for occasional guests, offering ample storage beneath. The bathroom features a white suite and an overhead shower.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens

To the rear of the tenement is a well maintained south west facing communal garden offering a large well kept lawn bordered with decorative planting and shrubbery.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

Comely Bank is close to many of the capital's finest shops and restaurants as well as its main retail and commercial thoroughfares of George Street and Princes Street. The cosmopolitan district of Stockbridge is only a short walk from the property and offers a superb choice of specialty shops, fashionable bars, quaint coffee shops, delis and boutiques. There is a Waitrose supermarket on Comely Bank Road five minutes from the property and a Sainsbury's supermarket and range of retail stores at Craighleith Retail Park near Blackhall. There is easy access to the Water of Leith Walkway and cycle path, whilst the open spaces of the Royal Botanic Gardens and Inverleith Park are also within walking distance. The Glenogle Swim and Fitness Centre is close at hand in Stockbridge whilst the Edinburgh Sports Club, Dean Tennis Club and the Scottish National Gallery of Modern Art are located nearby in Dean Village. Haymarket rail station is within walking distance of the property and the area is well served by regular public transport providing swift access in and around the city.





Approx. Gross Internal Floor Area 70.28 Sq M / 756 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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