



GILSON GRAY

LAW • PROPERTY • FINANCE

42 COMELY BANK STREET

Comely Bank, Edinburgh, EH4 1BB



This two-bedroom flat is located on the ground floor of a traditional tenement and enjoys a private main-door entrance. It offers spacious accommodation with subtle, easily adaptable décor and period details throughout. The interiors include an elegant bay-fronted living room, an open-plan kitchen and dining area, and two flexible box rooms perfect for storage or as home working areas. Additionally, there is a private enclosed front garden, access to a communal rear garden, and controlled on-street parking. The property is desirably situated in Comely Bank, close to bustling Stockbridge and Inverleith Park, a variety of local amenities and is within easy reach of the city's West End.

Extras: All fitted floor and window coverings and light fittings will be included in the sale.

FEATURES

- Sought-after central location
- Spacious main-door traditional tenement flat
- Vestibule and hall with storage
- Bay-fronted living room with period corning
- Open-plan dining room and modern kitchen
- Two large double bedrooms (one rear-facing)
- Two flexible box rooms
- Bright bathroom with shower-over-bath
- Private enclosed front garden and stairwell storage
- Access to a communal rear garden
- Controlled on-street parking (Zone N3)
- Gas central heating







"THE PROPERTY IS SITUATED
CLOSE TO BUSTLING
STOCKBRIDGE AND
INVERLEITH PARK AND
WITHIN EASY REACH OF THE
WEST END."





W E

12:50

12:50

DEANHAUGH STREET

FRANCO MANCA

FRANCO MANCA
HANDMADE PIZZA

ROAD ON LEFT CLOSED

12:50

EPC RATING:

D

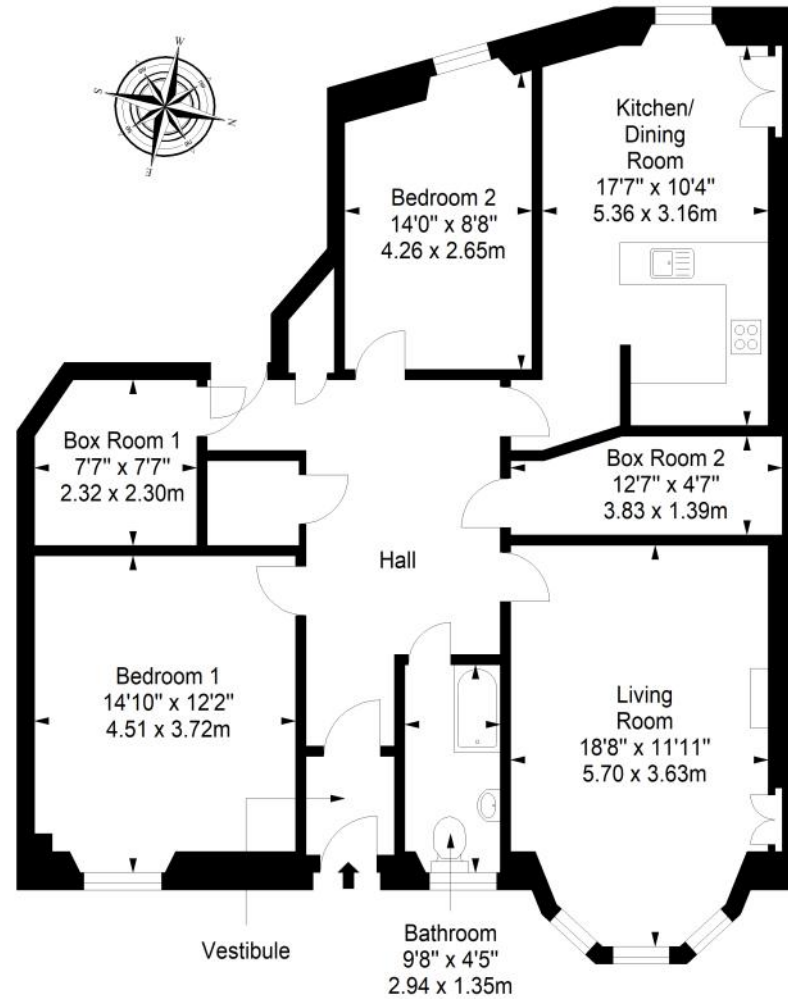
COUNCIL TAX BAND:

E

VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

Ground Floor

Approx. 104.6 sq. metres (1125.9 sq. feet)



Total area: approx. 104.6 sq. metres (1125.9 sq. feet)



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GILSONGRAY.CO.UK

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BORDERS

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