



GILSON GRAY

LAW • PROPERTY • FINANCE

8/9 COMELY BANK STREET

Comely Bank, Edinburgh, EH4 1BD



This one-bedroom third/top-floor flat forms part of a traditional tenement building in desirable Comely Bank and is ideally proportioned for first-time buyers, professionals, couples, and rental investors alike. It is well-presented with airy interiors, neutral décor, and lovely period features. The immediate area is home to excellent amenities such as shops (with Craighleith Retail Park just a mile away), transport links across the city, other everyday essentials, and beautiful open spaces, including Inverleith Park and the Royal Botanic Garden just a stone's throw away.

Extras: Kitchen appliances comprising a cooker, fridge/freezer, and dishwasher will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.



FEATURES

- Traditional third/top-floor flat in Comely Bank
- Secure shared entrance and stairwell
- Welcoming hallway with space for furniture
- Living room with large east-facing bay window and fireplace
- Generous, airy dining kitchen
- Spacious double bedroom with fitted wardrobes
- Flexible, good-sized box room
- Additional storage space in floored attic
- Attractive shower room with walk-in enclosure, WC-suite, vanity storage, towel radiator, and underfloor heating
- Well-maintained, leafy shared garden
- Controlled on-street parking (Zone N3)







"THIS TRADITIONAL ONE-BEDROOM FLAT IS WELL-PRESENTED WITH NEUTRAL DECOR AND LOVELY PERIOD FEATURES."





EPC RATING:



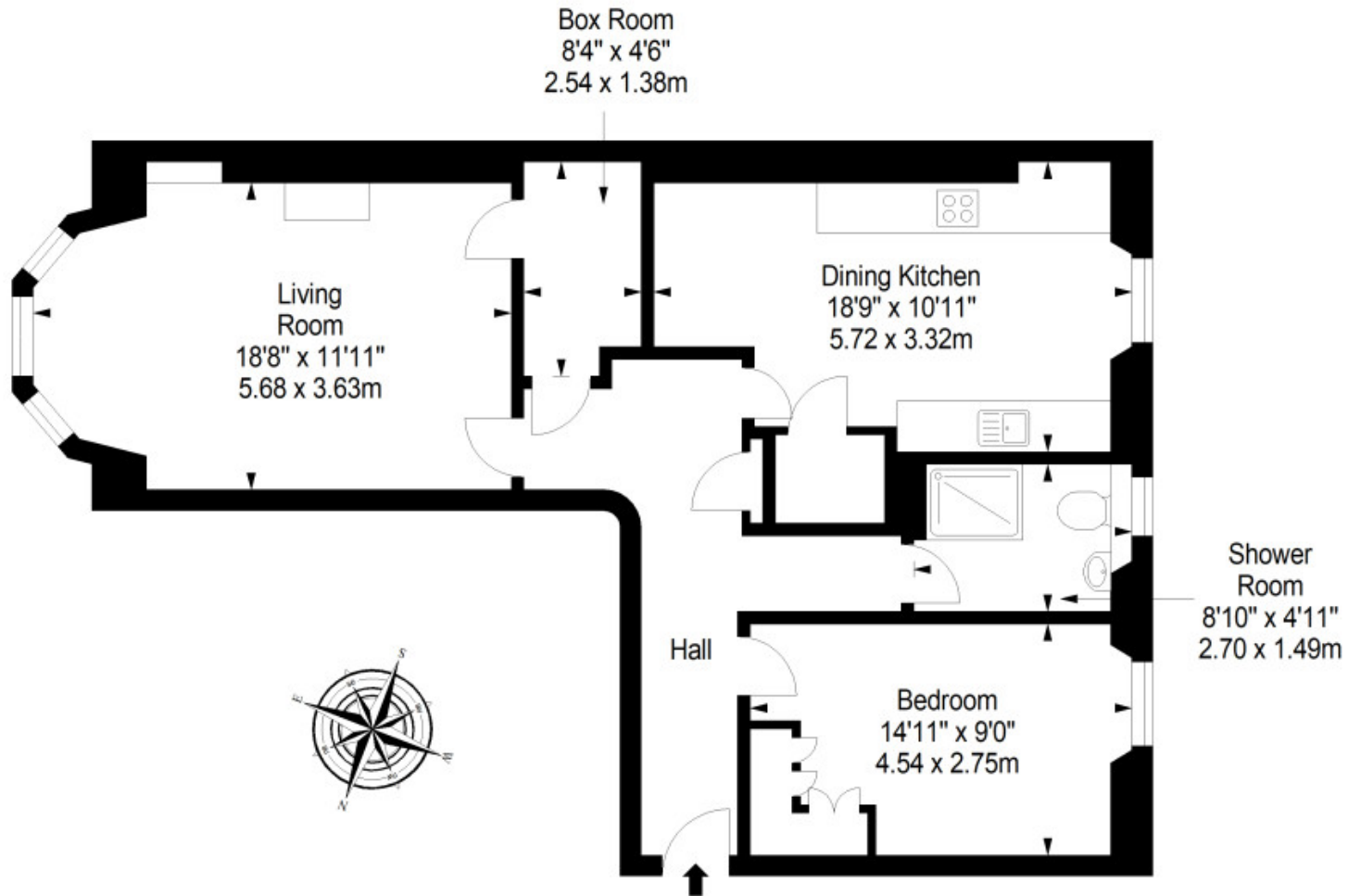
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

Third Floor

Approx. 73.9 sq. metres (795.5 sq. feet)



Total area: approx. 73.9 sq. metres (795.5 sq. feet)



GILSONGRAY.CO.UK

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GLASGOW

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EAST LOTHIAN

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01620 893 481



DUNDEE

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BORDERS

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