










Offers Over
£435,000

8 Comely Bank Terrace

Comely Bank | Edinburgh | EH4 1AS

A well proportioned main door ground floor flat situated in the popular district of Comely Bank, close to excellent local amenities & transport links in Stockbridge and the City Centre. Whilst the property would now benefit from some cosmetic upgrading it offers excellent potential, and with the added benefit of a private front garden it will no doubt have a wide appeal in the market.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Permit/Meter Parking
-  Communal Garden
-  EPC Rating – C
-  Council Tax Band – E



Description

In brief the accommodation comprises entrance vestibule and welcoming hallway with storage, bright and airy bay windowed lounge with a gas fire and fireplace, large storage cupboard and period features including a decorative cornice and ceiling rose, good size dining kitchen with a range of wall and base units and a pantry cupboard, two double bedrooms, a useful boxroom ideal for working from home, and a fully tiled wet room.

The property also benefits from gas central heating and double glazing.



Extras

All fixtures and fittings will be included along with the electric hob and oven, fridge/freezer, washing machine, mirror in the lounge and steps in the box room.

Gardens & Parking

A private front garden with gate and path welcomes you to the property and to the rear of the building is a well kept communal garden. The residents have an agreement with Garden Doctors for garden maintenance and the cost of this in 2023 was £48. Permit and meter parking is available outside and in the surrounding streets.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

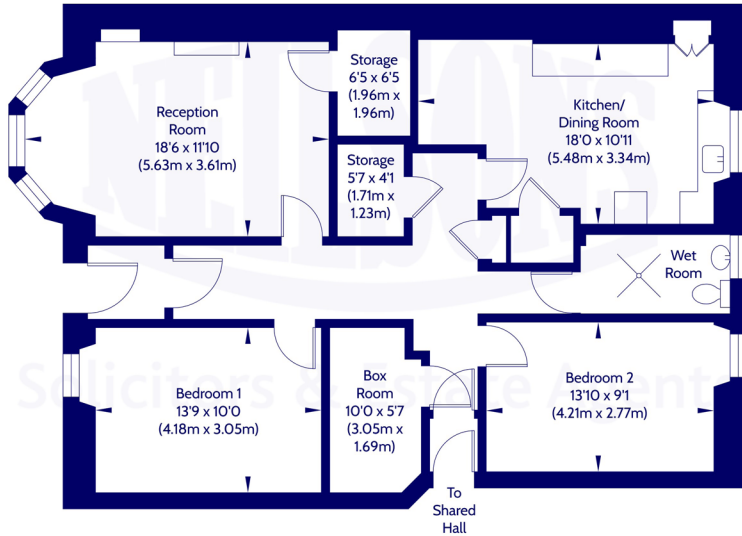
Comely Bank Terrace is situated with the highly popular Comely Bank district and is close to many of the capital's finest shops and restaurants as well as its main retail and commercial thoroughfares of George Street and Princes Street. The cosmopolitan district of Stockbridge is only a short walk away offering a superb choice of speciality shops, fashionable bars, quaint coffee shops, delis and boutiques. Locally there is a Waitrose supermarket on Comely Bank Road itself and a Sainsbury's supermarket and range of retail stores at Craigmile Shopping 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. Regular public transport services provides swift access in and around the city.





Approx. Gross Internal Floor Area 98.8 Sq M / 1064 Sq Ft.

Ground Floor



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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