

COULTERS[©]

28 COMELY BANK GROVE

COMELY BANK, EDINBURGH, EH4 1BU

 3 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Located in the heart of highly sought after Comely Bank, 28 Comely Bank Grove is an extremely engaging main door flat, occupying a fantastic corner position with lovely enclosed private gardens to the front, in addition to access to an expansive rear communal garden. This delightful home offers attractive, well-proportioned accommodation throughout. Entered by way of a main door, the front door opens onto an entrance vestibule, which in turn leads onto the main hall. The sitting room / dining room is filled with light, with a lovely outlook onto the private gardens. The focal point in the room is the beautiful mantelpiece with log burner style, gas fired stove.

KEY FEATURES



Extremely engaging, spacious maindoor flat.



Three generous double bedrooms.



Well-maintained private gardens and lovely large communal garden.



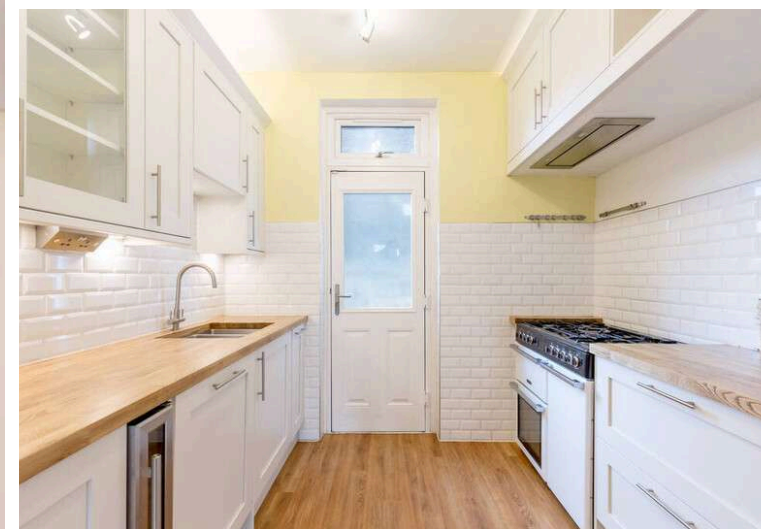
Resident's permit holder parking on the street outside.



Located in the popular area of Comely Bank.



Excellent local amenities within walking distance.



A double glazed door leads out to the front garden from the sitting room, connecting the outdoor space easily whilst adding yet more light. The stylish white kitchen has been installed by the current owners, with wall and base mounted cabinetry, and a wood worktop which flank both sides. The white goods comprise; dual fuel range cooker, wine fridge, dishwasher and extractor hood.

The principle bedroom is decorated in a contemporary soft blue and benefits from a bay window enhancing the space. There are two additional double bedrooms, along with a lovely period bathroom encompassing a charming free-standing clawfoot bath with shower over, WC and wash hand basin. We understand the bathroom tiling to be an original feature. The windows are double glazed, whilst heating and hot water is provided by gas central heating. Attractive Karndean flooring has been laid throughout.





CONTINUED...

The beautiful private front gardens are spacious and mainly surrounded by a high hedge which affords privacy to the space, whilst benefitting from the south/west positioning of the home. The large communal garden grounds to the rear is a large open space, mainly laid to lawn and can be accessed from the kitchen door. Residents permit holder and metered parking is available on the street outside.

THE LOCAL AREA

Comely Bank is conveniently nestled between vibrant Stockbridge and the residential area of Craigleith. There is a fantastic choice of local amenities on its doorstep including, boutiques, galleries, independant shops, butchers, fishmongers and well renowned cheesemongers. The stunning Royal Botanic Garden and Inverleith Park are a pleasant walk away as is the picturesque Water of Leith. Everyday shopping needs are well-catered for by a large Waitrose in Comely Bank along with Craigleith Retail Park which offers more extensive shopping with a wide variety of retails stores including a large Sainsbury's supermarket and Marks and Spencer. Whilst highly accessible by foot, the area is well-served by regular bus services to the City Centre, Waverley Train Station, Edinburgh Bus Station, and the tram link to Edinburgh International Airport.

EXTRAS

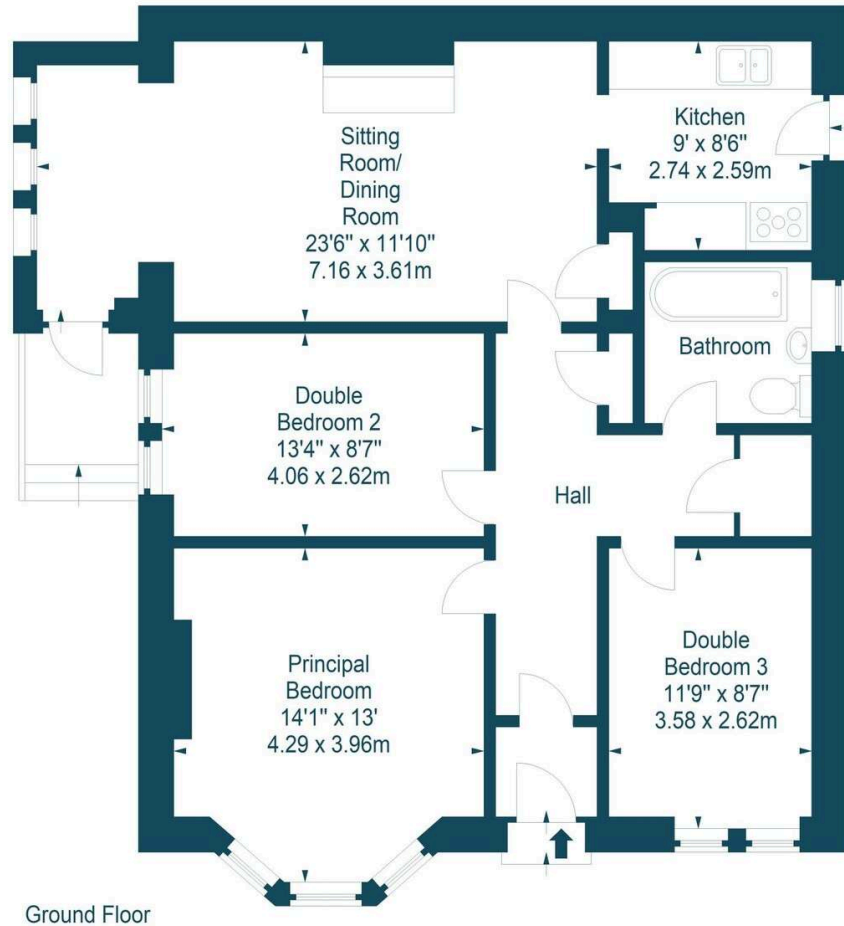
All light fittings, fitted flooring, remaining kitchen appliances and Asgard shed are included in the sale price. Other items may also be available. Please note for viewings that the property is no longer furnished.



Comely Bank Grove,
Edinburgh, EH4 1BU



Approx. Gross Internal Area
953 Sq Ft - 88.53 Sq M
For identification only. Not to scale.
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GET IN TOUCH

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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.