

COULTERS[©]

33/8 COMELY BANK PLACE

COMELY BANK, EDINBURGH, EH4 1ER

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Situated on a peaceful cobbled street, just minutes from the heart of highly desirable Stockbridge and close to award-winning restaurants and beautiful Inverleith Park, this flat is extremely well-located. With a third floor position within a traditional tenement, it benefits from an open outlook down Comely Bank Place.

The property has a flexible layout with the option for two bedrooms and an open plan kitchen/living area, or a very spacious one bedroom set up. With shaker style cabinets and high spec integrated appliances, the open plan kitchen with peninsula is spacious and offers plenty of room for either living or dining furniture. Bedroom 1 is a large double with delightful cornicing and fireplace with recently serviced gas fire. The connecting box room would make a wonderful walk-in-wardrobe or home office. There is a second double bedroom and a very stylish shower room which encompasses quality German sanitaryware.


KEY FEATURES

 Third floor flat with flexible layout

 Shared gardens to the rear

 Inverleith Park closeby

 Well-presented with modern shower room

 Permit parking and EV charge points available

 Wonderful Stockbridge shops and eateries nearby



The property is fitted with gas central heating and double glazing.

To the rear of the property, accessed via the well-maintained communal hall, there is a well-kept shared garden with drying line. Permit and pay and display parking is available along with a number of public EV charging points on Comely Bank Avenue.

EXTRAS

All blinds, curtains, integrated appliances and fitted floor coverings are included in the sale price. The light fittings are NOT included.



THE LOCAL AREA

Tranquil Comely Bank is conveniently nestled beside vibrant Stockbridge. A pleasant stroll from the City Centre it is known for its selection of independent artisan shops, boutiques, cafés and eateries. Inverleith Park, the picturesque Water of Leith and the world-class Royal Botanic Garden are all just a pleasant walk away. Other recreational pursuits include Glenogle Swim Centre, and the historic Grange Sports Club offering tennis, cricket, squash, and hockey. Everyday shopping needs are well-catered for by a local Co-op and a large Waitrose within Comely Bank along with Craigmyle Retail Park which offers more extensive shopping with a wide variety of retail stores including a large Sainsbury's supermarket and Marks & Spencer. The Stockbridge Market, held every Sunday, is a popular attraction where you can find a wide variety of local produce. Whilst 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.

GET IN TOUCH



www.coultersproperty.co.uk



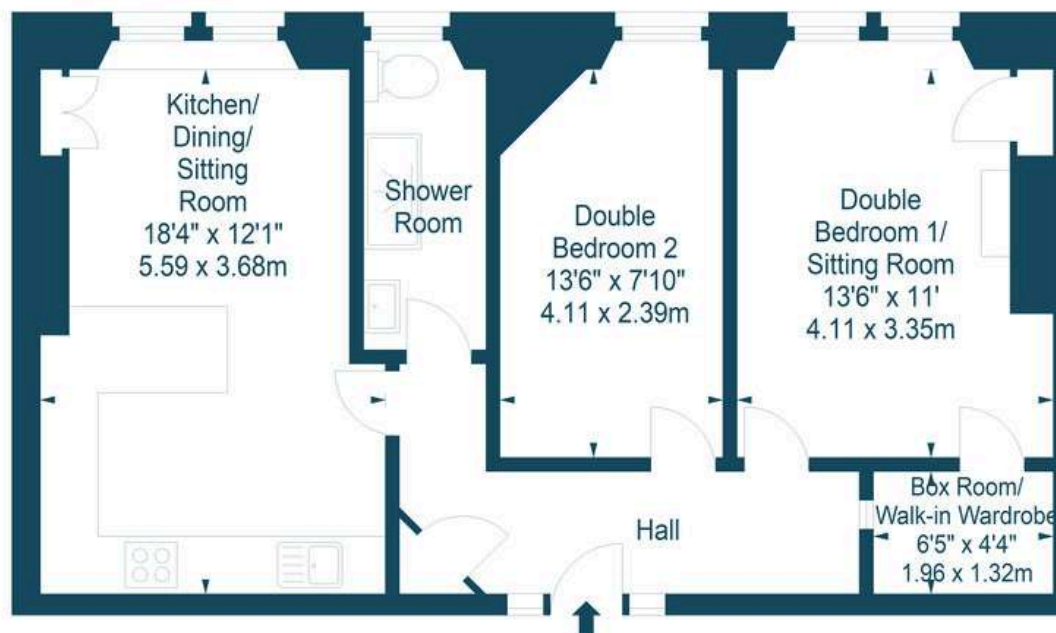
0131 603 7333



enquiries@coultersproperty.co.uk

Comely Bank Place, Edinburgh, EH4 1ER

Approx. Gross Internal Area
657 Sq Ft - 61.04 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Third Floor

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.