



Solicitors & Estate Agents










Offers Over
£305,000

2/4 Comely Bank Street

Comely Bank | Edinburgh | EH4 1BD

An excellent opportunity has arisen to purchase this impressive, second floor flat forming part of a handsome sandstone tenement which is in good order and has secure entry and a well-maintained communal garden. The property would undoubtedly appeal first time buyers and professionals.

-  1 Bedroom
-  2 Public Rooms
-  1 Bathroom
-  On Street Permit Parking
-  Communal Rear Gardens
-  EPC Rating – C
-  Council Tax Band - D



Description

In brief the accommodation comprises; welcoming entrance hallway with storage and original wooden floors running through most rooms, light and airy bay windowed reception room with beautiful cornice work, spacious dining kitchen with window seat and appliances, useful utility room/pantry, well proportioned double bedroom and contemporary bathroom with three-piece suite and electric shower over bath. Further benefits include gas central heating and double glazing



Extras

All fitted floor coverings will be included in the sale together with the gas hob, oven, fridge/freezer, and washing machine.

Gardens

To the rear of the tenement is a meticulously maintained communal garden offering a large well kept lawn bordered with highly decorative planting and shrubbery.

Viewing

By appointment through Neilsons on 0131 625 2222.





Location

Comely Bank 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 Craighleith 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. The Drumsheugh Baths Club is situated nearby in Belford Road whilst the Edinburgh Sports Club, Dean Tennis Club and the Scottish National Gallery of Modern Art are located in the Dean Village. Haymarket rail station is close by and regular public transport provides swift access in and around the city.





Approx. Gross Internal Floor Area 63.86 Sq M / 687 Sq Ft.



Second Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2024 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

