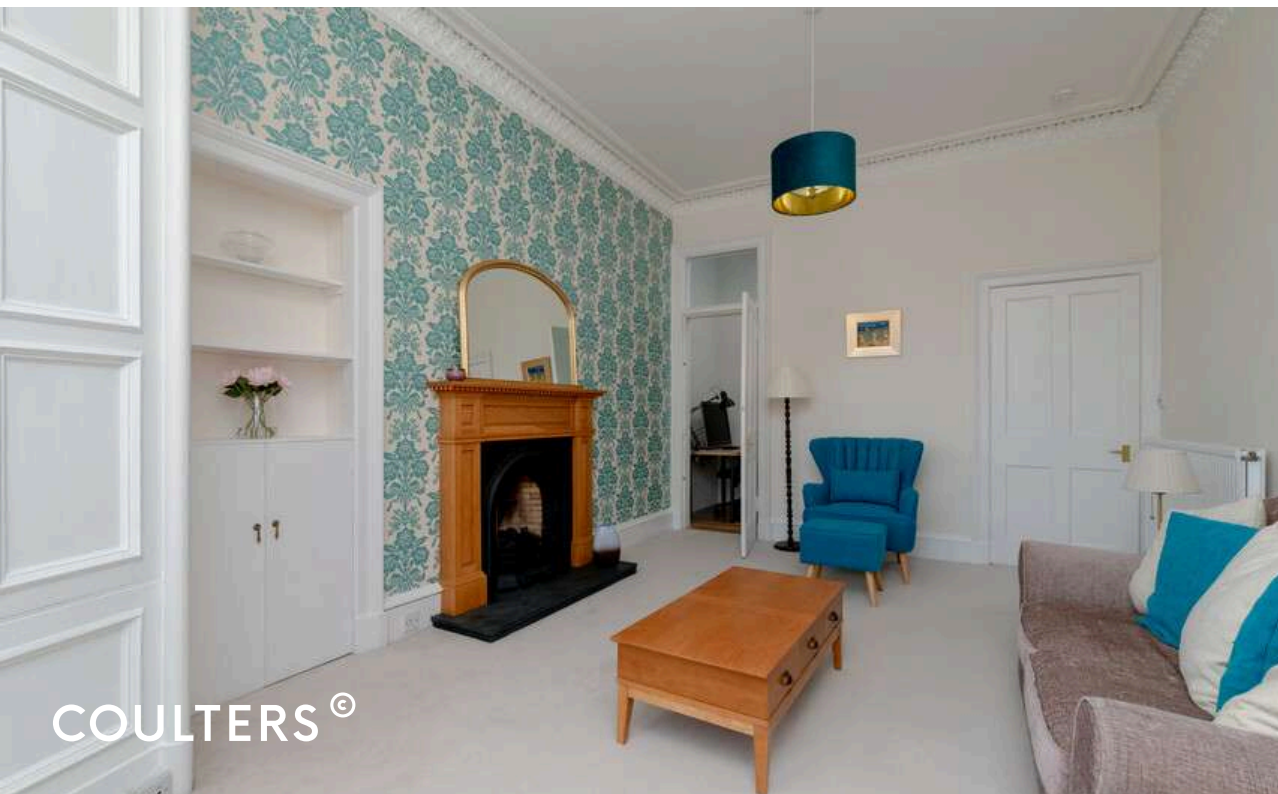


COULTERS[©]

38/6 COMELY BANK STREET

COMELY BANK, EDINBURGH, EH41BB

 1 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

38/6 Comely Bank Street is a fine example of a well presented, extremely engaging second floor tenement flat. Superbly situated in the popular residential area of Comely Bank, this charming, well-proportioned bay windowed flat has a lovely open outlook towards the Bowling Green. The property has been well maintained by the current owner and elegantly embraces fine period features with elegant modern fixtures and fittings. Timber frame double glazed windows add extra insulation, along with gas central heating. The beautiful, bright sitting room has a lovely outlook with an attractive mantelpiece (with open flame gas fire) and soft fitted carpet under foot. A handy boxroom is located off the sitting room and has previously been used as a study.

KEY FEATURES



Immaculately presented second floor flat.



A beautiful double bedroom and boxroom.



A well maintained rear communal garden and a lovely outlook over the bowling green.



On street resident's permit holder parking.



Situated in the extremely popular area of Comely Bank.



An array of local shops and amenities nearby.



To the rear of the property is a spacious dining kitchen, fitted with wall and base mounted cabinetry, in addition to worktops and a breakfast bar and room for a dining table & chairs. The integrated appliances comprise; gas hob, electric oven, extractor hood and washer/dryer. The fridge/freezer is located in the pantry. The tranquil double bedroom is also located to the rear of the property, with an outlook over the shared garden. The white bathroom completes the internal accommodation and has a three piece suite with bath (and shower over), WC, wash hand basin and vanity unit.

Externally, a well-tended West facing shared rear garden is a lovely space to enjoy, mainly laid to lawn, with established borders planted with a delightful mix of plants and bushes. Resident's permit holder and metered parking is available on the street outside.





THE LOCAL AREA

A pleasant stroll from the city centre, Comely Bank is conveniently nestled between vibrant Stockbridge and the residential area of Craighleith. There is a fantastic choice of local amenities on its doorstep including, boutiques, galleries, independant shops, butchers, fishmongers and well renowned cheesemongers. The weekly Sunday Stockbridge market is popular with many in the city, as are the local bars and eateries.

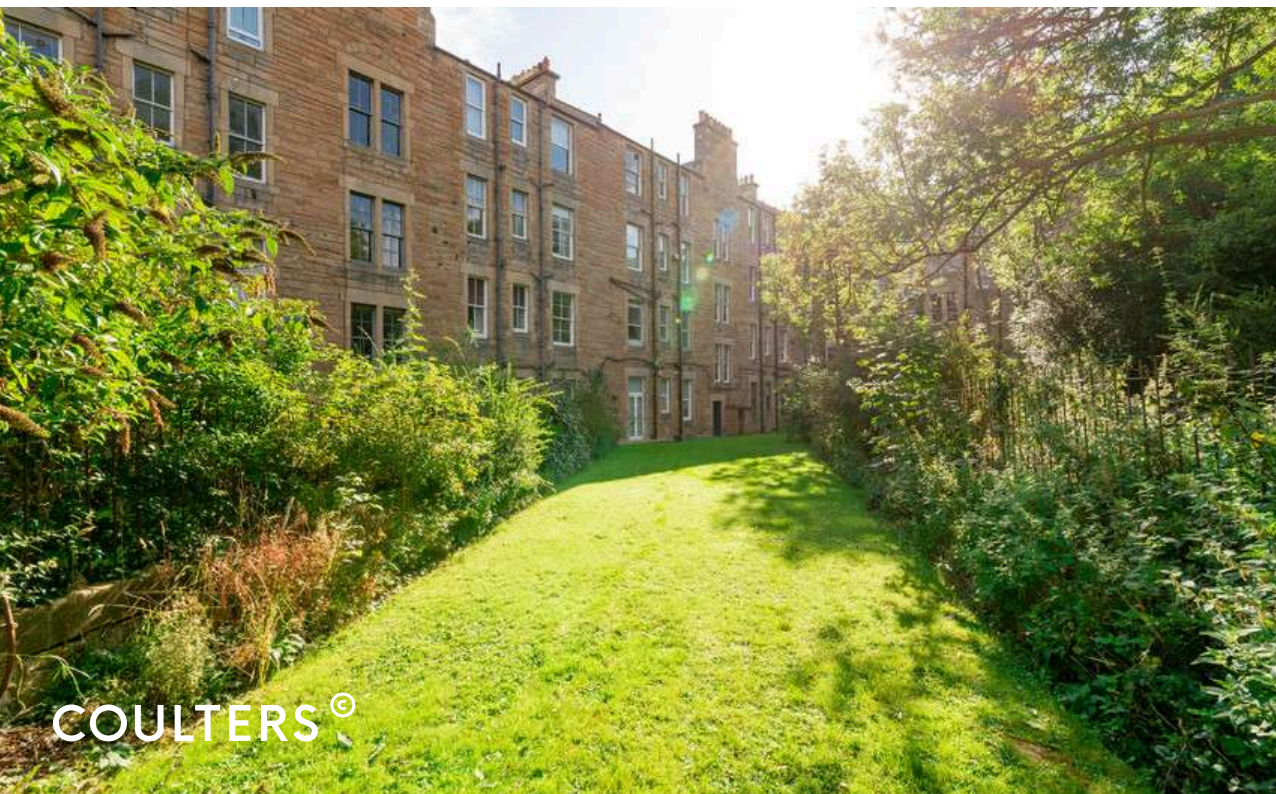
The stunning Royal Botanic Garden and Inverleith Park are a pleasant walk away as is the picturesque Water of Leith. Other recreational pursuits include Glenogle Swim Centre, and the historic Grange Sports Club offering tennis, cricket, squash and hockey.

Everyday shopping needs are well-catered for by a large Waitrose in Comely Bank along with Craighleith Retail Park which offers more extensive shopping and 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 & Haymarket Train Stations, Edinburgh Bus Station, and the tram link to Edinburgh International Airport.

EXTRAS

All blinds, curtains, light fittings, fitted flooring and integrated appliances are included in the sale price. Some additional items of furniture may be available by separate negotiation.

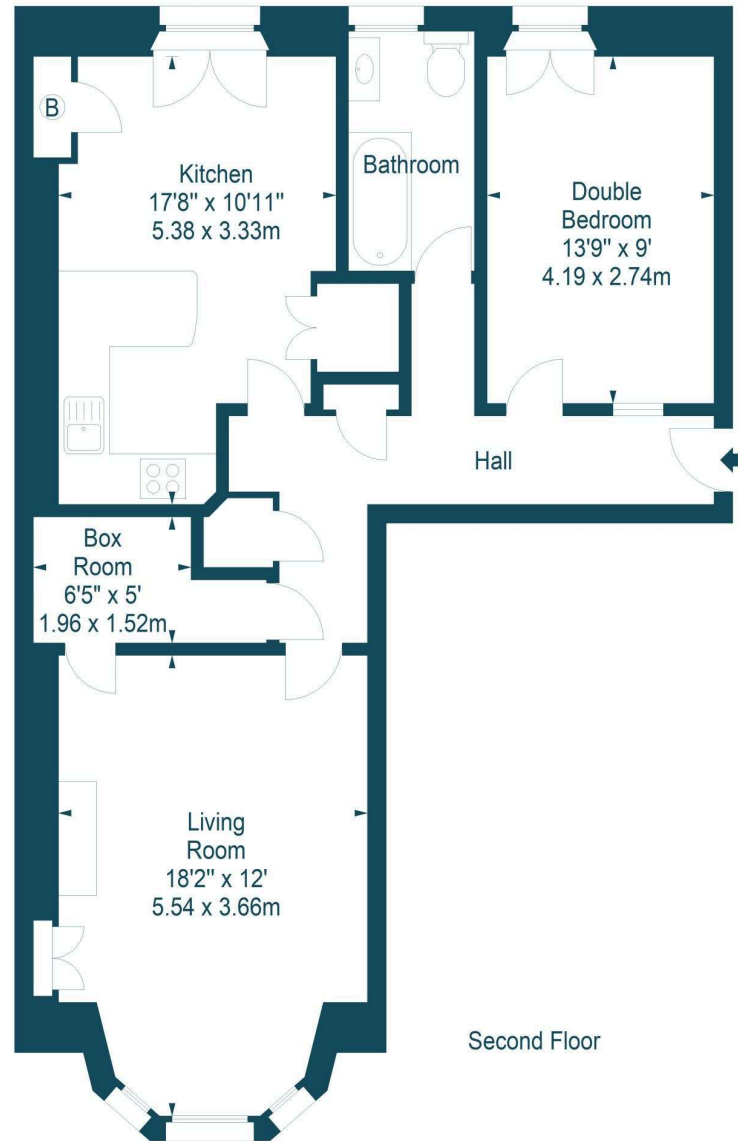




Comely Bank Street,
Edinburgh,
Midlothian, EH4 1BB



Approx. Gross Internal Area
787 Sq Ft - 73.11 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.