



# 21/6 Comely Bank Avenue

Comely Bank, Edinburgh, EH4 1EW



VMH ESTATE AGENTS



## Impressive, stylish 1 bedroom second floor flat located in this desirable residential area

- Superb bay windowed sitting room
- Spacious kitchen/dining room
- Double bedroom
- Boxroom/study
- Stylish bathroom
- Delightful outlook over bowling green
- Highly sought after residential area
- Lovely shared rear garden
- Permit parking
- Gas central heating & double glazed sash & case windows



**Offers Over: £325,000**

**EPC Rating: C**

**Council Tax: D**

**Tenure: Freehold**

Further information can be found in the home report.

[vmh.co.uk](http://vmh.co.uk)

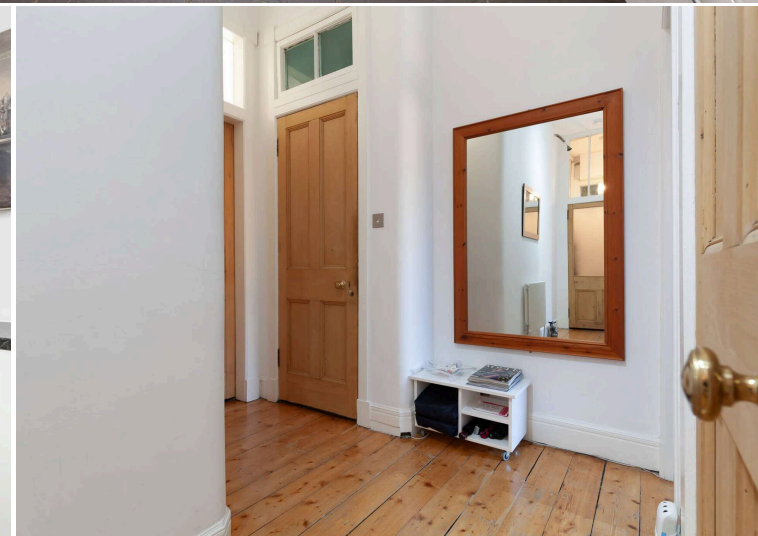
# About the Property

Located on a wonderful, sweeping Victorian avenue, this superb 1 bedroom (plus boxroom) second floor flat is located in Edinburgh's sought after Comely Bank within close walking distance of all the attractions and amenities of Stockbridge. The property forms part of a traditional tenement and has a delightful open outlook over the well regarded Dean Bowling Green and Club.

The interior is stylish and tastefully presented throughout and flooded with natural light. The generously proportioned accommodation is complemented by charming period features such as decorative cornicing, stripped and varnished floorboards and an attractive fireplace in the sitting room.

## Extras

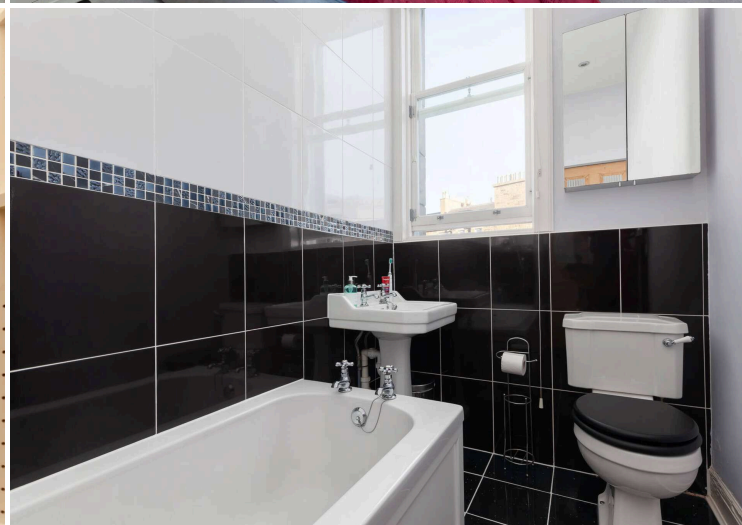
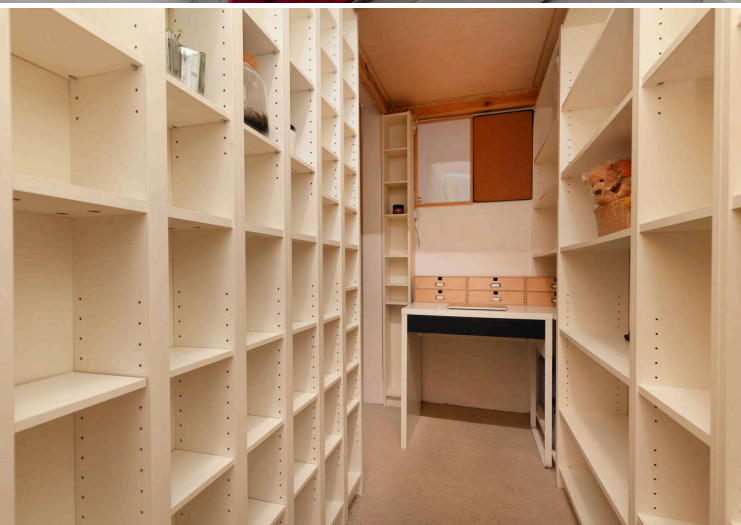
All fitted carpets, blinds, light fittings, hob, oven, extractor hood, fridge, freezer, washing machine and dishwasher are included in the sale price. The chandelier in the sitting room and bedroom light are not included in the sale price.





COMMON BANK  
AVENUE

ARMED AND DANGEROUS  
5073 RYF



## Location

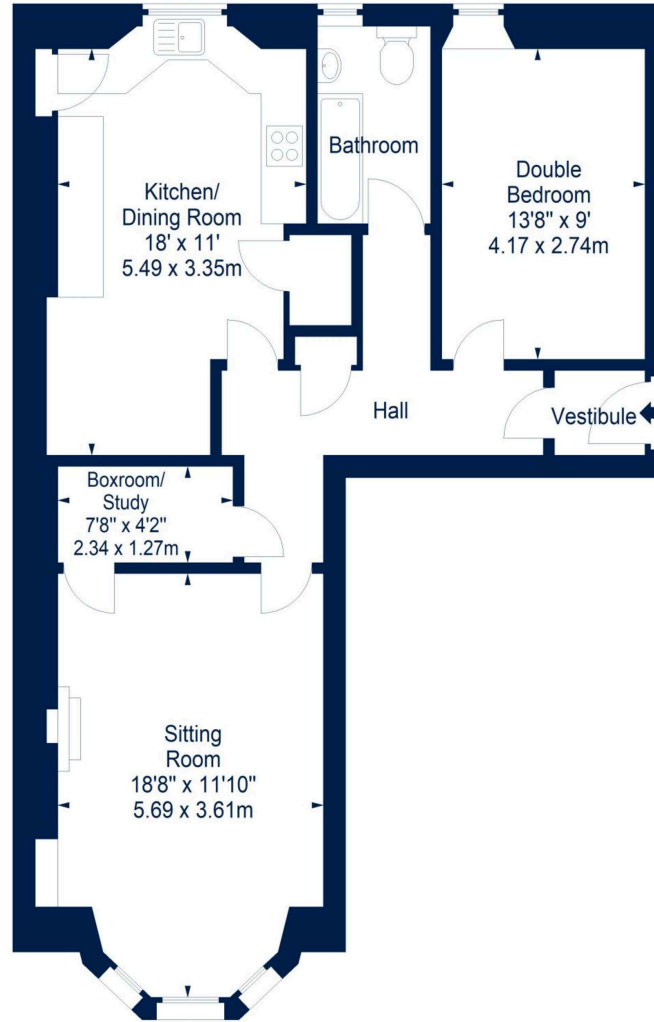
Comely Bank is a highly sought-after residential area adjacent to vibrant Stockbridge and located just a short walk from the retail and commercial thoroughfares of Princes Street, George Street and St James Quarter. There is an array of specialist shops, fashionable bars, restaurants, independent coffee shops, delicatessens and boutiques, which are all within easy walking distance. Recreational amenities in the locality include the Water of Leith Walkway, the Royal Botanic Gardens, Inverleith Park and the Glenogle Swim Centre, with The Modern Art and Dean Galleries also easily accessible. Comely Bank is within commuting distance of Edinburgh International Airport and also a short distance from Haymarket Railway Station and the tram link at Haymarket. Excellent schooling is represented in both the state and private sector.

# Floor Plan

Comely Bank Avenue,  
Edinburgh,  
Midlothian, EH4 1EW



Approx. Gross Internal Area  
753 Sq Ft - 69.95 Sq M  
For identification only. Not to scale.  
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Second Floor



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*More* is our middle name.

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Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.