



39/7 Comely Bank Street
Edinburgh, EH4 1AR

A

"39/7 Comely Bank Street is an immaculately presented third floor flat, boasting lovely period features"

- SECURE DOOR ENTRY
- WELL MAINTAINED STAIR
- HALLWAY
- LIVING/DINING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- PERIOD FEATURES
- COMMUNAL REAR GARDEN
- PERMIT PARKING
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





LOCATION

Situated in the heart of highly sought after Comely Bank, the property is ideally located to make the most of all the local amenities and outdoor-attractions the area has to offer. There are a fantastic selection of independent shops, cafes, well-regarded restaurants and pubs within a short walk of the front door, with the beautiful green spaces of Inverleith Park and The Royal Botanic Gardens also within easy reach. A short walk along Raeburn Place takes you to the Water of Leith and the weekly Stockbridge Market, with a Waitrose supermarket also close at hand in the opposite direction. Craigleith Retail Park, Westwoods and Urban Village Leisure Centres, The Grange Cricket Club and Edinburgh Academicals Rugby Club are all nearby providing a range of leisure pursuits. Regular bus services connect with Edinburgh City Centre as well as the surrounding areas, and there is easy access by car to the City Bypass for commuters.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.



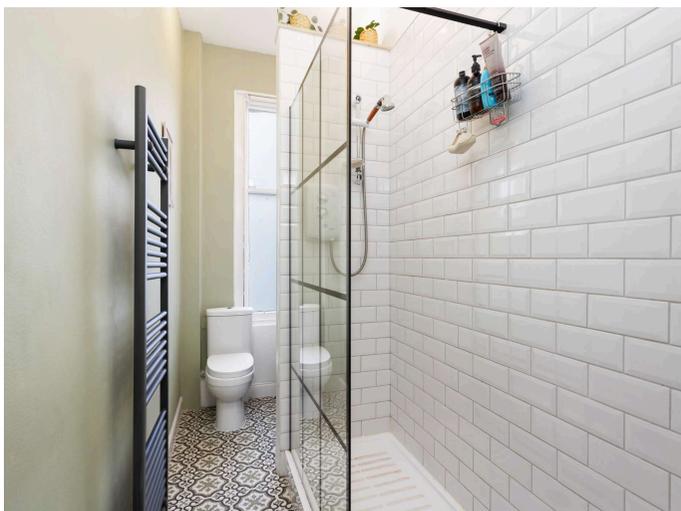
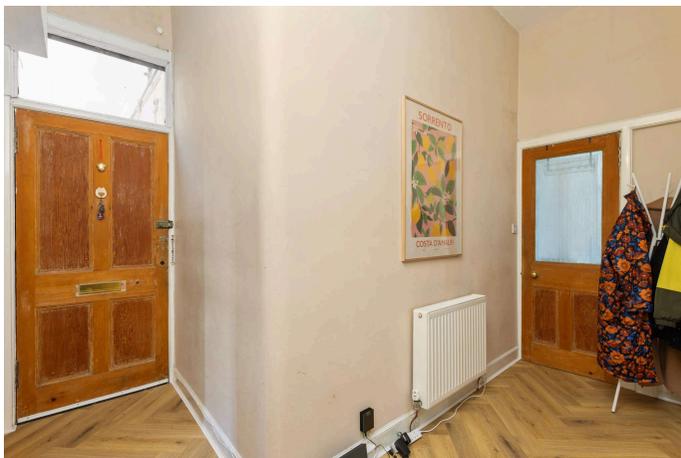
DESCRIPTION

39/7 Comely Bank Street is an immaculately presented third floor flat, boasting lovely period features and forming part of a attractive tenement building. The property is in exceptional order and the accommodation is as follows: well maintained stairwell; hallway with cupboard off; bright and spacious living/dining room with large bay-window, ornate corning, Edinburgh press and feature fireplace; modern fitted kitchen with wall and floor units; double bedroom one with cupboard; double bedroom two and shower room with large, fully tiled walk in shower and heated towel rail. Further benefits include gas central heating and there is Residents permit parking in the area.

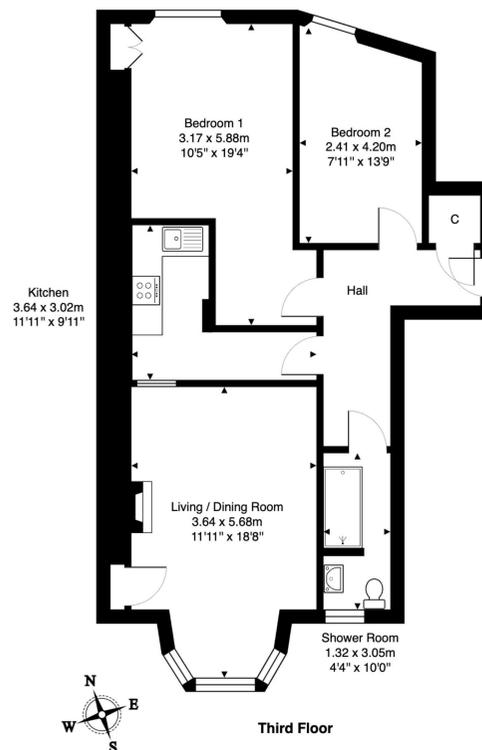
EPC RATING

The energy efficiency rating for this property is band C

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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Total Area: 70.5 m² ... 758 ft²
All measurements are approximate and for display purposes only.



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