35 (3f3) Comely Bank Road, Comely Bank, Edinburgh, EH4 1D

Bright, well proportioned two bedroom third floor flat

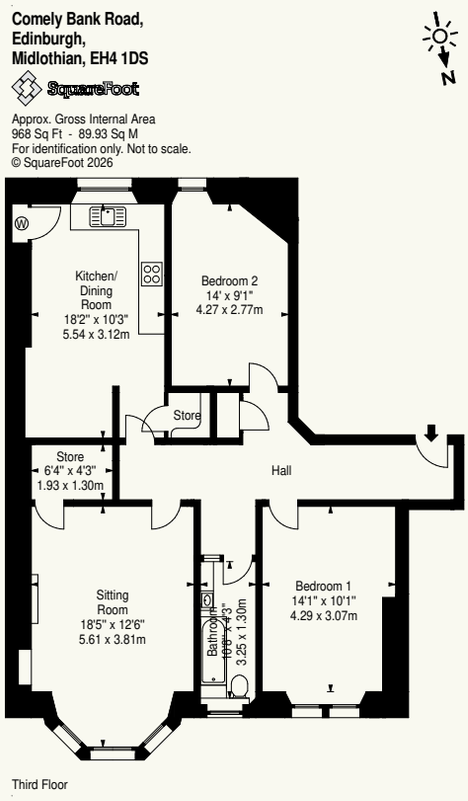
2 Bed | 1 Bath | 1 Reception

A bright and well proportioned third floor flat in traditional tenement with shared gardens to the rear, which is situated in highly regarded and sought after residential area and is within walking distance of excellent local amenities. The property would now benefit from modernisation and upgrading and offers excellent potential to create a wonderful family home. In brief the accommodation comprises; secure shared entrance; spacious hall; elegant sitting room with bay window, kitchen/dining room; two double bedrooms and family bathroom. The property benefits from electric heating, excellent storage and shared garden to the rear. Please note that no warranty will be given for the systems and appliances – they are sold as seen.

Features

- Secure shared entrance
- Hall
- Elegant sitting room with bay window
- Kitchen/dining room
- Two double bedrooms
- Family bathroom
- Electric heating
- Shared garden to the rear
- Good storage
- Residents permit parking
- Excellent local amenities
- EPC Rating E

Offers Over £340,000



Comely Bank is situated north of the city centre, just over the Dean Bridge and as such is little more than ten minutes on foot from the West End and Princes Street. In the opposite direction lies open parkland including Inverleith Park and the Royal Botanic Gardens. Consequently, it is a much sought after and highly respected residential area with much to recommend it. Not only are the city's amenities easily within walking distance but Comely Bank itself and adjoining Stockbridge offer an eclectic mix of small speciality shops, fashionable restaurants, cafes and bars, all within a few minutes on foot. There is a large branch of Waitrose literally around the corner and the Craigleith Retail Outlet boasts a number of High Street stores including Marks & Spencer and a Sainsbury's Supermarket. An open air market in neighbouring Stockbridge is a hive of activity on a Sunday morning. Although very much part of the city, the area has a unique village like atmosphere and is surprisingly greenbelt. In addition to the wonderful open spaces of both Inverleith Park and the Botanics, the Water of Leith Walkway meanders all the way from Balerno to Leith and provides a leafy route for walkers and cyclists alike. There are a number of fitness clubs within close proximity including the Glenogle Centre with swimming pool and a wide programme of activities. The Grange Cricket and Squash Club is located at the foot of the Avenue.

FOR VIEWING:

Sunday, 2:00pm - 4:00pm or by appointment

Contact Lindsays on:

0131 229 4040 edinburghproperty@lindsays.co.uk property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.