

34 (3F3) COMELY BANK AVENUE

COMELY BANK, EDINBURGH, EH4 1EN

D.J.ALEXANDER
Sales & Lettings

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2 | 1 | 1

776 SQ FT | *Permit Parking*

PROPERTY OVERVIEW

- *Prime Comely Bank location*
- *Traditional stone-built tenement*
- *Bright bay-windowed lounge*
- *Charming period fireplace*
- *Separate fitted kitchen*
- *Two generous double bedrooms*
- *Fresh, neutral decor*
- *Communal rear garden*

An appealing and generously proportioned two-bedroom third-floor flat, forming part of an attractive traditional stone-built tenement in the highly regarded Comely Bank area of Edinburgh.

The accommodation is entered via a welcoming hallway, which provides access to all principal rooms and benefits from useful storage. The impressive living room is a particularly appealing feature, offering excellent proportions and a charming bay window which floods the space with natural light. A traditional timber fireplace provides an attractive focal point, with further traditional features such as the Edinburgh Press shelving and original decorative cornicing. The generous floor area allows ample room for both lounge and dining furniture. The separate kitchen is fitted with contemporary white cabinetry, contrasting dark worktops and a stainless-steel sink, together with an integrated oven and hob. There are two well-proportioned double bedrooms, both offering comfortable accommodation. The principal bedroom is particularly spacious, while the second bedroom also benefits from excellent proportions and a pleasant outlook. Completing the accommodation is a bathroom fitted with a three-piece suite, comprising a bath with shower over, wash hand basin and WC.

The property further benefits from access to a shared rear garden, and on-street permit parking.







LOCATION

Comely Bank is a popular and well-established residential area situated to the north of Edinburgh's city centre, offering an appealing combination of traditional architecture, neighbourhood amenities and green open spaces. The nearby Stockbridge area is particularly popular, offering an excellent selection of independent shops, cafés, restaurants, bars and everyday conveniences. The property is also ideally placed for enjoying the open spaces of Inverleith Park and the Royal Botanic Garden, both providing attractive surroundings for walking and outdoor recreation. Edinburgh city centre is readily accessible, with regular public transport services operating nearby and convenient connections to the wider city. The area is also well placed for access to a range of local schooling, leisure facilities and employment centres. Comely Bank offers an excellent balance of city convenience and a pleasant residential atmosphere, making it one of Edinburgh's consistently sought-after neighbourhoods.

Extras

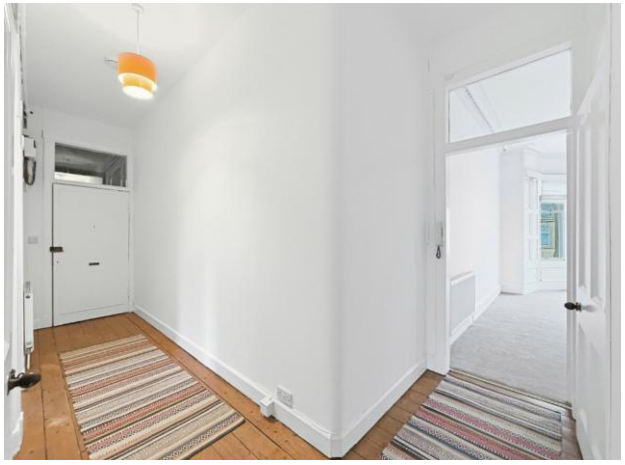
All window furnishings (curtains, curtain poles, blinds etc), floor coverings, light fixtures, and appliances (both integrated and free standing) are included in the sale. No warranties or guarantees will be provided.

Please note some images have been virtually staged for advertising purposes, this is solely for illustrative use.















Stephen Lawson
Senior Residential Property Consultant

Viewings

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This property, and other properties offered by D.J. Alexander can be viewed at their website www.djalexander.co.uk, as well as at affiliated websites www.rightmove.co.uk, www.zoopla.co.uk, www.onthemarket.com

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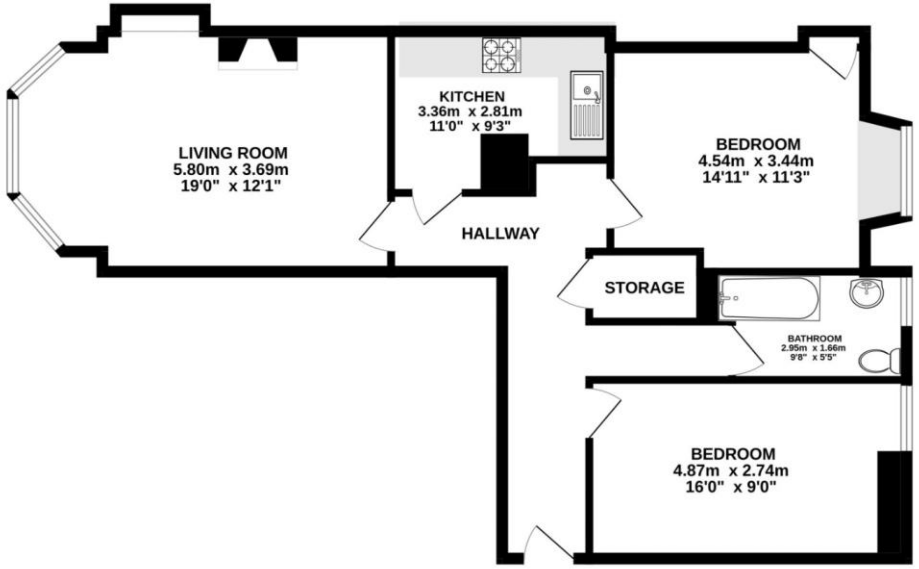
2: All statements contained herein are believed to be correct but are not guaranteed and interested purchasers must satisfy themselves as to their accuracy.
3: Any interested party should request their solicitor to note an interest with the Selling Agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest or any offer. 4: Measurements and distances are approximate and intended only as a guide. All plans are not warranted or to scale. 5: All services and appliances have not been tested for efficiency or safety and no warranty is given

3RD FLOOR
72.1 sq.m. (776 sq.ft.) approx.



34, COMELY BANK AVE, EDINBURGH

TOTAL FLOOR AREA : 72.1 sq.m. (776 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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