

Fraser & Brooks Co W.S.

Solicitors, Notaries Public
and
Estate Agents

1F3 1 COMELY BANK ROW,
EDINBURGH,
EH4 1DZ



Minutes from Edinburgh's vibrant and cosmopolitan Stockbridge and within easy reach of Inverleith Park, The Royal Botanic Gardens, and the city centre, this one-bedroom traditional apartment will appeal to a variety of buyers keen to settle in this sought-after neighbourhood.

A warm and inviting carpeted hallway ushers you into a bright and comfortable west-facing sitting room. Flooded with natural light thanks to twin windows it features a continuation of the hallway flooring, a living flame fireplace, and a built-in press. From here you move into a modern dining kitchen boasting white gloss wall and floor units, smooth black worktops and a mosaic tiled splashback. Integrated appliances include a gas hob, oven, and extractor hood. There is also access to the dining kitchen from the hallway. Completing the layout is a tastefully decorated west-facing double bedroom with a charming window seat and a bathroom complete with a WC, washbasin, and bath with wall-mounted shower.

Externally there is a shared rear garden mainly laid to lawn and on-street permit parking.

VIEWING: Telephone Solicitors on 0131 225 6226

Key features

- One-bedroom traditional apartment
- West-facing sitting room
- Modern dining kitchen
- West-facing double bedroom
- Bathroom
- Shared rear garden
- On-street permit parking
- Double glazing
- Gas Central Heating

Area

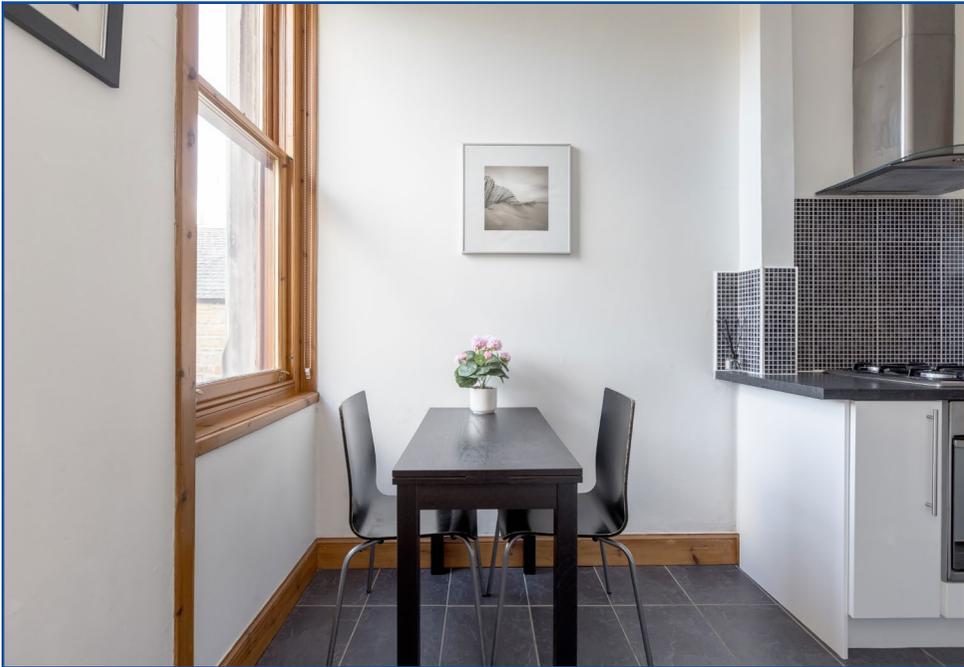
Less than two miles from Edinburgh City Centre, Comely Bank is a sought-after residential location. Along with neighbouring Stockbridge, there is a wide variety of bars, coffee shops, and restaurants alongside independent retailers and a Waitrose. Craigleith Retail Park houses a Sainsbury's supermarket and other well-known stores and is within easy reach. There are excellent leisure and recreational opportunities with The Royal Botanic Gardens and Inverleith Park nearby along with coastal walks at Silverknowes and Cramond. In addition, Ainslie Park Leisure Centre has an extensive range of sporting facilities as does Westwood's Health Club. Keen golfers will love the proximity to Silverknowes, Ravelston, and The Royal Burgess golf clubs. Regular bus services take you into Edinburgh in less than 30 minutes, and the M8, M9, Queensferry Crossing, and Edinburgh International Airport, are also easily accessible.

EPC Rating: C

Home Report

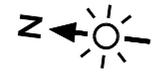
Please note that a Home Report has been carried out on the property. For further details or to view the Report please contact the Selling Agent. Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy is not guaranteed and should not form the basis of any contract to follow hereon. The measurements provided are approximate and have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. The measurements have been chosen to indicate only the general size and shape of each room. Detailed measurements ought to be taken personally.

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. If any particular aspect is of relevance to you, please contact this office for verification, particularly if you are travelling some distance to view. The floor plan is for identification purposes only; not drawn to scale.

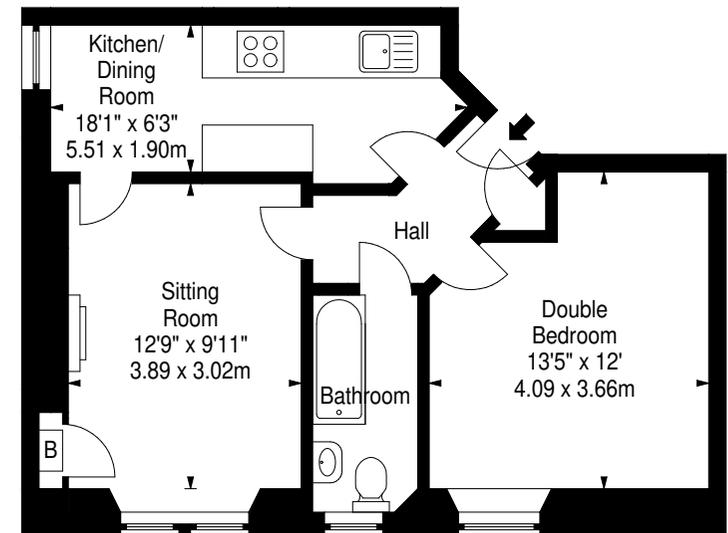




**Comely Bank Row,
Edinburgh,
Midlothian, EH4 1DZ**



Approx. Gross Internal Area
499 Sq Ft - 46.36 Sq M
For identification only. Not to scale.
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First Floor

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