



## 27/7 Comely Bank Street, Comely Bank, Edinburgh, EH4 1AR

Spacious, Traditional, One-Bedroom, Third-Floor (Top) Flat

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# Property Description

Immaculately presented and spacious, one-bedroom, third-floor (top) flat, forming part of an impressive traditional stone-built tenement. Located in the highly sought-after Comely Bank area, just northwest of Edinburgh city centre.

Comprises an entrance hallway, living room, dining/kitchen, a double bedroom, a box room and a bathroom.

Tastefully finished in neutral decor throughout, this period property features tall ceilings, ornate cornice-work, a front-facing bay window and classically proportioned rooms.

Further highlights include a quality fitted kitchen, with appliances, a stylish bathroom, gas central heating, double glazing, an upgraded gas fireplace in the living room and Cat 6E ethernet cabling.

In addition, there is contemporary flooring, a secure entry system, a well-maintained communal stair and a secluded, shared garden.

There is also ample zoned street parking to the front and on surrounding streets, EV points and Enterprise Car Club vehicles in the area.

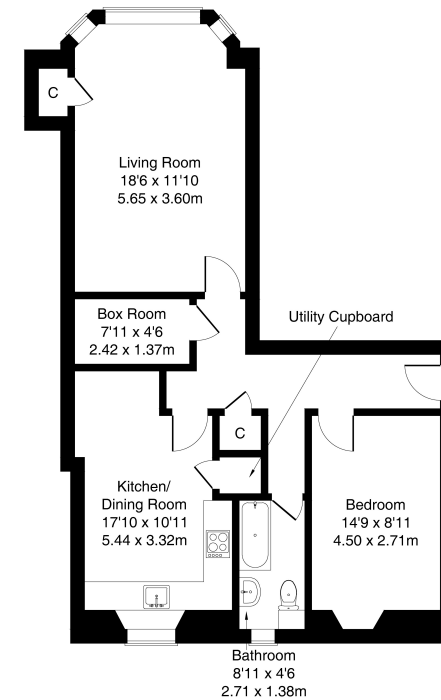
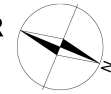
A generous L-shaped entrance hall gives access throughout, and has a secure entry system, a built-in store and ample space for outerwear. Front facing, an impressive living room has superb natural light from a westerly facing aspect, and features a bay window, period cornice work, modern flooring and an updated period style fireplace with integrated convection unit for improved heat distribution. Rear-facing is a spacious dining room and kitchen, with tiled flooring and further access to a utility/store, housing a washing machine. Fitted units include stone-effect worktops, a tiled surround, unit downlighting, a sink with a drainer, an integrated fridge, a dishwasher, an oven and a gas hob with a canopy above.

Also rear-facing, with a quiet outlook over the shared gardens, is a double bedroom with carpeted flooring and period cornice-work. The bright, modern bathroom is fitted with a three-piece suite, with a mains shower over the bath and a ladder-style radiator.



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Approximate Gross Internal Area: (743 sq ft - 69 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Comely Bank is a highly sought-after residential area, lying adjacent to vibrant Stockbridge, and roughly a mile from the retail and commercial amenities of Princes Street and George Street. Nearby is an array of speciality shops, fashionable bars, restaurants, cafés, and delicatessens, with more extensive shopping available at one of only two Waitrose supermarkets in Edinburgh. Craighleith Retail Park at Blackhall offers a wide range of shopping facilities including a Marks and Spencer,

Sainsbury's superstore and Boots. Recreational amenities and outdoor spaces nearby include the Royal Botanic Gardens, Inverleith Park, and the Glenogle Swim Centre, whilst all the attractions of Edinburgh city centre can be reached on foot. Regular bus services run from Comely Bank Road to the city centre and other areas, with an excellent choice of schooling available from nursery to secondary level.







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