



## 12 Orchard Road, Comely Bank, Edinburgh, , EH4 2ES

Light & Tastefully Presented, Two Bedroom, Bespoke Designed Upper Villa with Private Patio & Driveway

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# Property Description

Light and tastefully presented, two-bedroom, modern bespoke designed upper villa, with a private patio and a driveway. Located in the desirable and highly sought after Comely Bank area, just northwest of Edinburgh city centre.

Comprises an entrance hallway, open-plan living/dining room and kitchen, two double bedrooms, an en-suite shower room, and a bathroom.

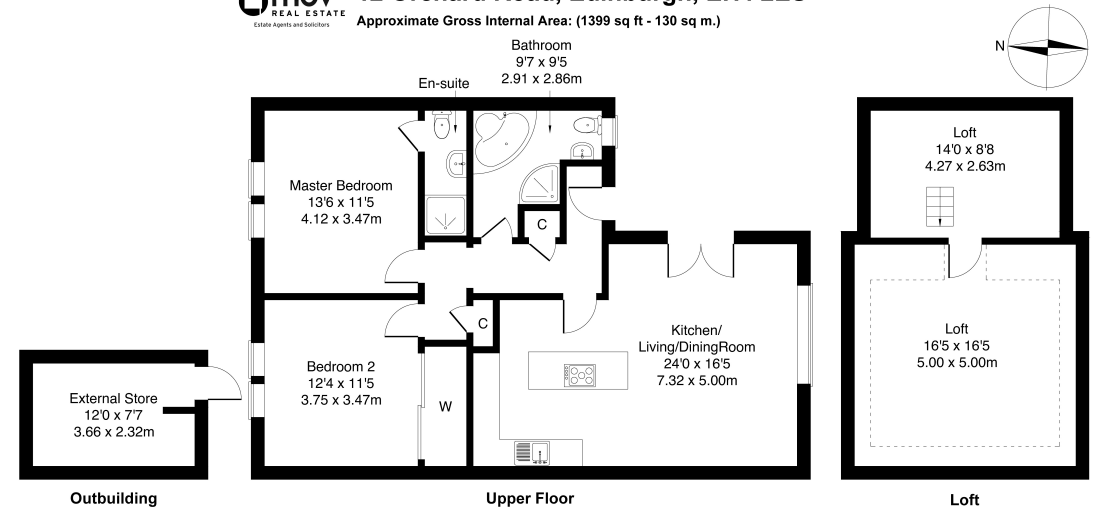
Highlights include a quality fitted kitchen, stylish bathroom suites, quality wood flooring, and contemporary lighting. In addition, there is gas central heating, double glazing, and superb integrated storage provision, including two floored loft spaces and an external storage room.

Set off the street via an enclosed private path, there is a synthetic turf patio, then a stairway up to a south-facing patio terrace and the front door.

A welcoming entrance hall affords access throughout the ground floor, including two built-in storage cupboards. To the front, the open-plan living/dining room and kitchen feature a dual aspect including patio doors accessing the patio terrace, quality wood flooring and spotlighting throughout. To the rear of the room, the stylish kitchen is fitted with modern units, wood effect worktops, a tiled surround, a sink with drainer, and an island with a breakfast bar. Appliances include an integrated oven, a gas hob with an extractor hood, a dishwasher, a washing machine, and a freestanding American-style fridge/freezer.

The master bedroom is set to the rear, with continuous quality wood flooring, a central light fitting and an en-suite shower room with an electric shower; whilst bedroom two is similarly well-sized and finished, featuring a large built-in wardrobe. Completing the accommodation, the bathroom is fitted with a four-piece suite including a jacuzzi-style corner bath, a separate shower cubicle, tiled splash walls and a ladder-style radiator.

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**12 Orchard Road, Edinburgh, EH4 2ES**  
Approximate Gross Internal Area: (1399 sq ft - 130 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, roughly a mile from the retail and commercial amenities of Princes Street and George Street; and within close proximity to the Western General Hospital. 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, a Sainsbury's and Lidl at Craigmyle Retail Park; as well as a

Co-op within walking distance. Recreational amenities nearby include the Royal Botanic Gardens, Inverleith Park, the Glenogle Swim Centre; and the National Galleries of Scotland: Modern One and Modern Two which are located within walking distance. 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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0345 646 0208

[sales@mov8realestate.com](mailto:sales@mov8realestate.com)

[www.mov8.com](http://www.mov8.com)

### Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

### Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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