



Estate Agents and Solicitors

147/4 Comely Bank Road, Edinburgh, EH4 1BH

Beautifully Presented & Spacious, Flexible Three-Bedroom, Second (Top) Floor Flat

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Property Description

Beautifully presented and spacious, flexible three-bedroom, second (top) floor flat, set within a traditional-style stone-built terrace. Located in the desirable and highly sought-after Comely Bank area, just north of Edinburgh city centre.

Comprises an entrance hallway, living room, kitchen, three flexible bedrooms, an en-suite shower room, and a family bathroom.

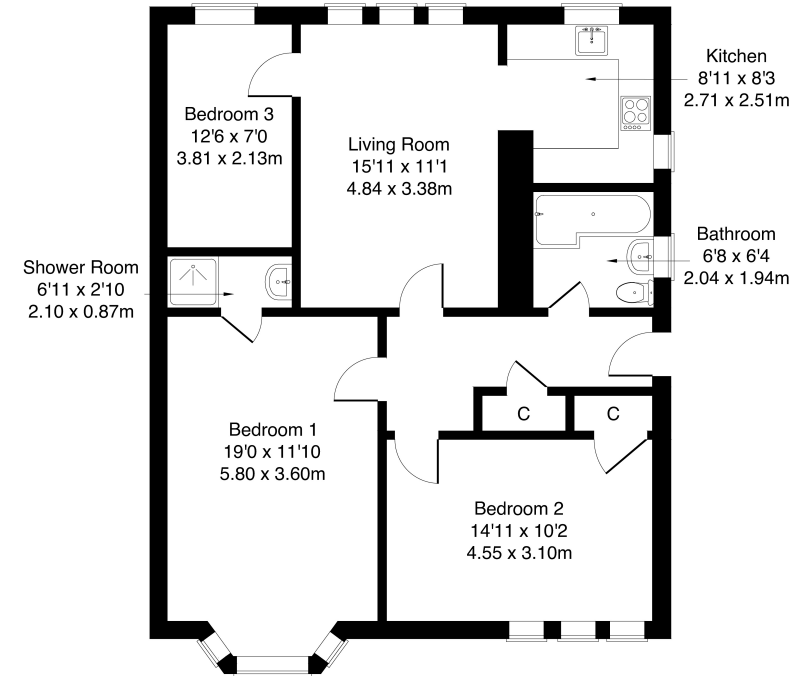
Highlights include generous room sizes, a stylish fully integrated kitchen, contemporary bathrooms, and continuous quality hardwood flooring. In addition, there is gas central heating, double glazing, a front-facing bay window, and period feature fireplaces.

A well-maintained communal stairway has a secured entry system; whilst, to the rear, there is a large shared green; with zoned street parking on the surrounding streets.

An impressive reception hall offers space for cloak-wear and freestanding furniture and affords access throughout the majority of the property, including a convenient built-in store cupboard. Solid wood flooring continues from the hall into a south-facing public room, which includes a feature fireplace, a press cupboard, and a central light fitting. Open to the lounge, a stylish, dual-aspect kitchen is fitted with modern units, wood-effect worktops, a tiled surround, spotlighting, a sink; and an integrated fridge/freezer, washing machine, electric oven and ceramic hob.

Also set off the lounge is a flexible third bedroom with continuous wood flooring, and offers a potential office or separate dining space. Set to the front, an exceptionally spacious, tastefully finished, master bedroom features a bay window allowing plentiful natural light, a feature fireplace, carpeted flooring, ample space for freestanding storage and a generous en-suite shower room. A further well-finished and generous bedroom also has a front-facing aspect, and features carpeted flooring and a built-in store cupboard. Completing the accommodation, the bathroom has a side aspect window and is fitted with a contemporary suite, including a main shower over a P-shaped bath, and Travertine tiled splash walls and flooring.

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Estate Agents and Solicitors Approximate Gross Internal Area: (926 sq ft - 86 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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