



5/11 Comely Bank Row, Edinburgh, City Of Edinburgh, EH4 1DZ

Tastefully Presented One-Bedroom, Second-Floor Flat

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Property Description

Tastefully presented, one-bedroom, second-floor flat, forming part of a traditional stone-built tenement. Located on a quiet side street in the desirable and highly sought-after Comely Bank area, just north west of Edinburgh city centre.

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

Highlights include a fitted kitchen with appliances, a stylish shower room, gas central heating, double glazing, and a contemporary fireplace for the lounge. In addition, there is a varnished wood flooring, tall ceilings, a secured entry system, and a secluded shared garden to the rear.

There is also ample zoned street parking to the front and surrounding streets, including EV points.

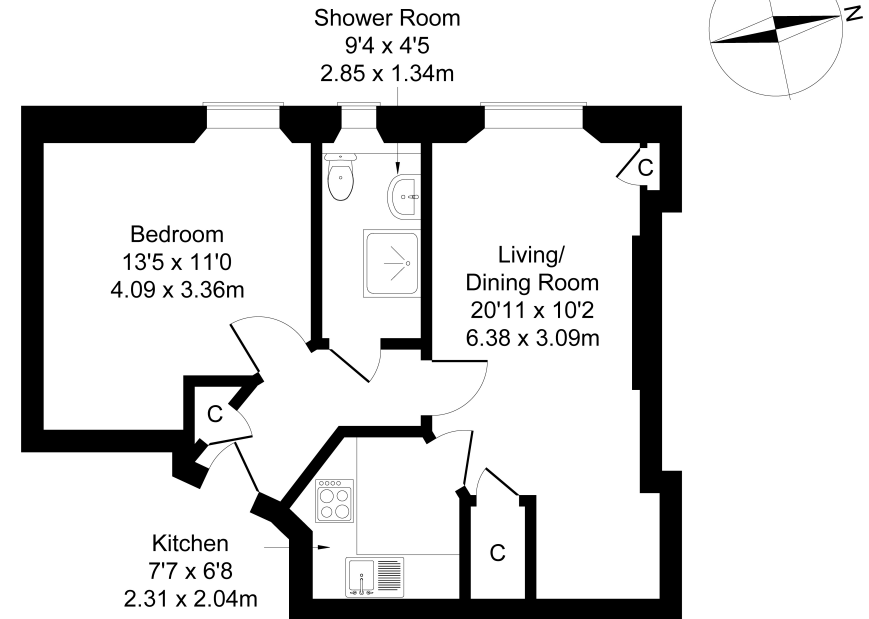
A welcoming entrance provides access to all rooms, leading to the spacious living/dining area positioned at the rear of the property. This inviting space features comfortable carpeted flooring and light, neutral décor, complemented by a fireplace and a wall-mounted TV point, creating a warm and relaxing atmosphere and benefits from a large storage cupboard set off to the space. The kitchen, set just off to the side, offers wood-effect flooring, granite-effect countertops, and a tiled-effect splashback, complete with a stainless-steel sink and drainer, an integrated electric oven with electric hob and canopy, and all white goods included in the sale.

At the front of the property, the bedroom features varnished floorboards, light décor, tailor-made curtains on the windows, and ample space for free-standing furniture, and a large fitted wardrobe ideal for storage. Completing the home is the shower room, fitted with a three-piece suite including a shower cubicle and a ladder-style radiator and features underfloor heating.



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Approximate Gross Internal Area: (463 sq ft - 43 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 desirable residential district, located adjacent to vibrant Stockbridge and within easy walking distance of Princes Street and George Street. The area is known for its elegant Victorian architecture and peaceful, tree-lined streets, while offering immediate access to an excellent selection of local amenities. Stockbridge provides a wealth of independent shops, cafés, restaurants, and delicatessens, along with one of Edinburgh's two Waitrose supermarkets. For more

extensive retail options, nearby Craighleith Retail Park hosts a Marks & Spencer, Sainsbury's superstore and Boots. Residents can enjoy a variety of recreational facilities, including Inverleith Park, the Royal Botanic Garden Edinburgh, and the Glenogle Swim Centre. Comely Bank is well-served by frequent bus routes into the city centre and beyond, and offers access to a range of highly regarded schools from nursery through to secondary level.





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