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**40 (3F2) COMELY BANK AVENUE
COMELY BANK
EDINBURGH**

This delightful top (3rd) floor flat displays many original features and forms part of a traditional sandstone tenement within Edinburgh's sought after Comely Bank district.

Security entry, reception hall, sitting room, dining kitchen, two bedrooms and bathroom. Gas central heating, shared rear garden and attractive outlook.

Fixed Price £210,000





GENERAL DESCRIPTION

This delightful top (3rd) floor flat displays many original features and forms part of a traditional sandstone tenement within Edinburgh's much sought after Comely Bank district. The property also enjoys an attractive outlook over the Dean Bowling Club and has an internal layout comprising: Reception hallway with storage cupboards off and access to most rooms. The sitting room is an attractive room with corner bay window enjoying an open outlook. The room displays a number of features including cornice work, feature fireplace and door to bedroom two. The dining kitchen is a good sized room that provides a great living area and has a window overlooking the Avenue as does bedroom one. Bedroom two which has a raised platform double bed has window overlooking the bowling green. Finally, the bright bathroom displays a white three piece suite with electric shower over the bath. The property specification includes gas central heating and externally to the rear of the property there is a well presented shared garden area.

SITUATION

The Comely Bank area of Edinburgh is next to Stockbridge and is a long established residential district within walking distance of the City Centre. The area is well served by an excellent range of amenities, including a good selection of shops, bars and restaurants along with a Waitrose supermarket. The nearby Craighleith Retail Park offers a further variety of shopping facilities including Sainsbury's and Marks & Spencer. Local recreational facilities include the Royal Botanic Gardens, Inverleith Park with excellent sporting facilities including swimming at Glenogle Baths and walks along the Water of Leith. There are regular bus services along Comely Bank Road, leading to many parts of the city and access to and from Edinburgh Airport is easy, as is access to the City Bypass linking with major motorway networks.





ACCOMMODATION

(All Sizes Approximate)

ENTRANCE

Gained via security entry door with well presented stairs giving access to all floors and door leads the rear gardens.

RECEPTION HALL

The reception hall provides access to the majority of rooms and has three storage cupboards off.

SITTING ROOM

16'3" x 13'1" 4.95m x 3.98m

This delightful room has feature corner bay window enjoying an attractive outlook over the Avenue and local bowling green. The focal point of the room is the original fireplace and other features include cornice work, an open shelved press and polished floorboards. Door off leads to bedroom two.

DINING KITCHEN

18'1" x 11'6" 5.52m x 3.51m (at widest point)

This good sized room provides a great informal dining and living space with twin windows to the front. The kitchen area features modern base, drawer and wall mounted units with worktop, sink and splash tiling. Included in the sale price and incorporated into the design will be the stainless steel gas hob, electric fan assisted oven and washing machine. Displays laminate flooring and has walk-in cupboard off.

BEDROOM ONE

12'3" x 9'3" 3.65m x 2.88m

This double bedroom has window onto the Avenue. The room features original coving and a tiled fireplace.

BEDROOM TWO

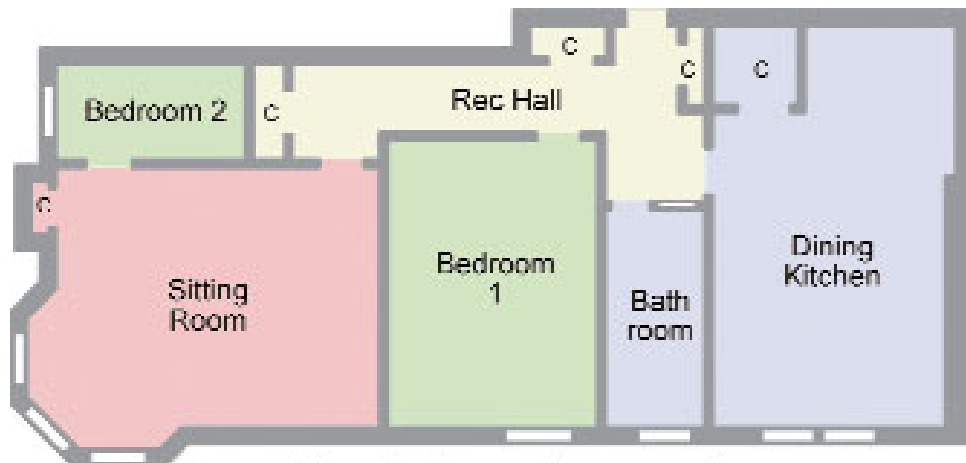
12'3" x 4'7" 2.83m x 1.41m

This versatile room is situated off the sitting room and has window overlooking the bowling green. The room features a raised double bed platform.



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Schematic Diagram only - Not to scale

BATHROOM

10'4" x 4'6" 3.17m x 1.37m

This bright room features a white three piece suite comprising WC, wash hand basin and bath with electric shower over.

HEATING

The property has a system of gas central heating.

GARDENS

To the rear of the property there is an attractive well tended shared garden which is mainly lawn.

ENTRY

By Arrangement.

VIEWING

By appointment contact Russel + Aitken on 0131 20 20 600.

PRICE

Fixed Price £210,000.

NOTES OF SALE

All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.



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