




McEwan Fraser Legal

Solicitors & Estate Agents

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57/8 Orchard Brae Gardens

COMELY BANK, EDINBURGH, EH4 2UQ

Comely Bank

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Comely Bank neighbours the better-known city centre area of Stockbridge and shares in all its benefits, offering arguably the city's best suburban locations for lifestyle and amenities on your doorstep.

Within a short walking distance of the property, there is a Waitrose supermarket with ample parking, with a smaller Scotmid and Sainsbury's store both open late in the heart of Stockbridge. There are also many unique locally owned stores in Stockbridge, as well as banking and Post Office services.

The city centre is a short walk via the Dean Bridge or through Stockbridge itself, no more than fifteen minutes walk to the key shopping and business districts of Edinburgh.

Frequent bus services pass through Comely Bank, with Princes Street often less than five minutes away.

Flora Stevenson Primary and Broughton High School are both nearby, as it is also within walking distance of the highly regarded private school, Fettes College.

With Inverleith Park virtually on your doorstep, the Royal Botanic Gardens adjacent and the Water of Leith walkway all within short walking distance, visit the local traders market on a Sunday for an Artisan treat at the end of a pleasant stroll. The area boasts some of the best bars and restaurants in Edinburgh for both eating and refreshment.



“... arguably the city's best suburban location ...”

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An excellent opportunity has arisen to acquire this highly desirable two-bedroom top-floor flat, making for an ideal city centre residence, while being well located within the popular Comely Bank area of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodation is in good decorative order, while briefly consisting of an entrance hallway with a meter cupboard, a bright and spacious lounge/diner and a fully fitted, partially tiled kitchen which benefits from an integrated electric four hob/oven and extractor hood.

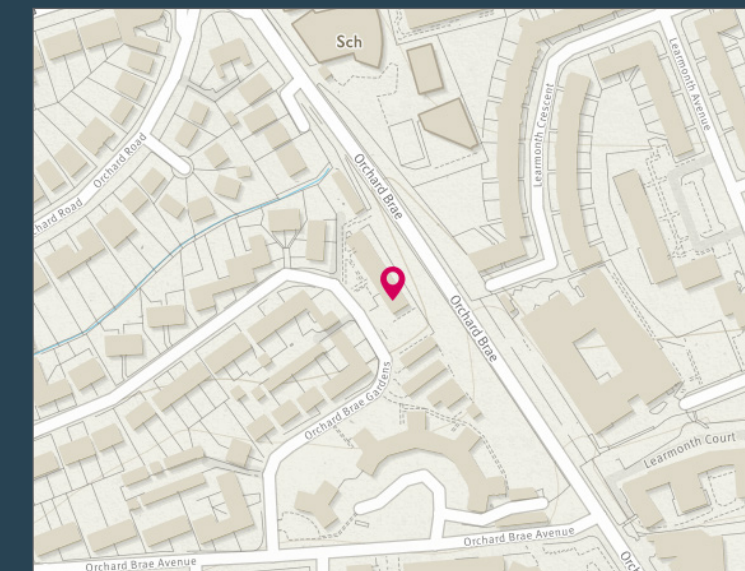
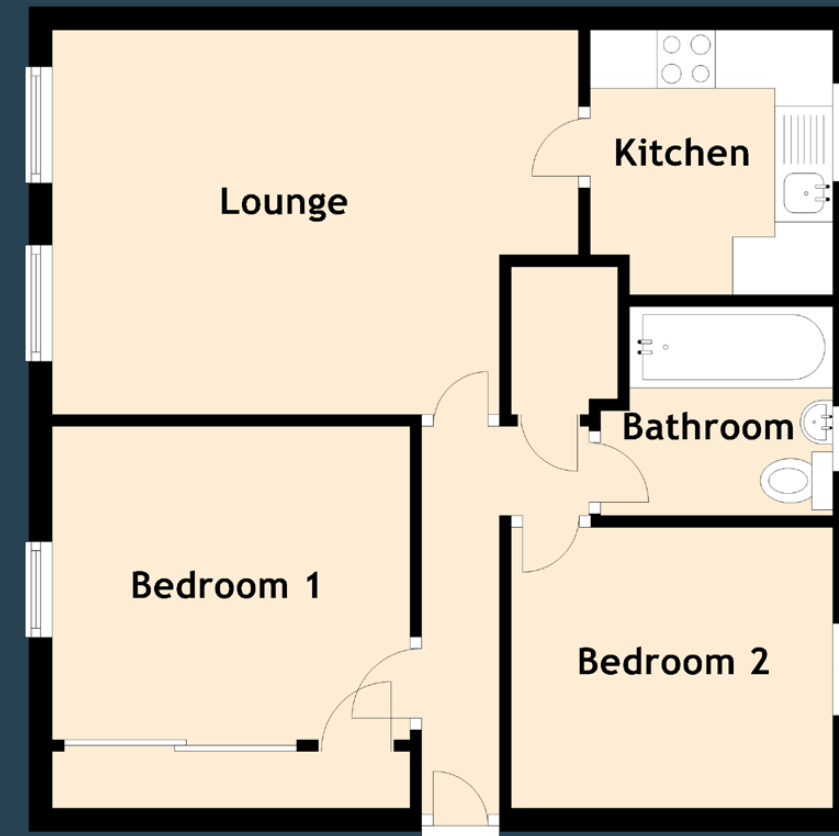
There are two double bedrooms, one of which has treble built-in mirrored wardrobes and the other is currently used as a home office.

The three-piece, partially tiled bathroom has an over-head shower.

Attic: privately owned and accessed via the entrance hallway, this space provides more than adequate additional storage space.

This property also benefits from secure door entry system, electric heating, full double glazing, communal garden grounds surrounding the property, including a storage cupboard in the stairway. There is more than adequate residents parking while visitors can take full advantage of the unrestricted on-street parking.







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