

Gf1, 5 Comely Bank Row

COMELY BANK, EDINBURGH, EH4 1DZ



CHARMING GROUND FLOOR ONE-BEDROOM TENEMENT FLAT



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McEwan Fraser is delighted to present this traditional, ground floor, one-bedroom tenement which is offered to the market chain free. Situated in ever-popular Comely Bank, the property is rear-facing and benefits from high ceilings, period detailing, gas central heating, and generous proportions throughout.

Accommodation is focused on a spacious living room with dining alcove. The room enjoys abundant natural light, exposed flooring, fireplace and the high ceiling typical of this style of property. The proportions on offer in the living room gives plenty of potential for a purchaser to create their ideal entertaining space. The charming living room also includes a large integrated storage cupboard to help with day-to-day clutter. The kitchen is accessed from the central hallway and comprises a range of base and wall-mounted units that offer plenty of prep and storage space. The bedroom enjoys similar proportions to the living room and boasts a high ceiling, exposed flooring, neutral decor, integrated wardrobe and ample floor space for a full range of free-standing bedroom furniture. The internal accommodation is completed by the bathroom which enjoys natural light, partial tiling and a white three-piece suite with shower over bath.

Externally, there is a communal rear garden and there is also ample permit parking in the area for residents.

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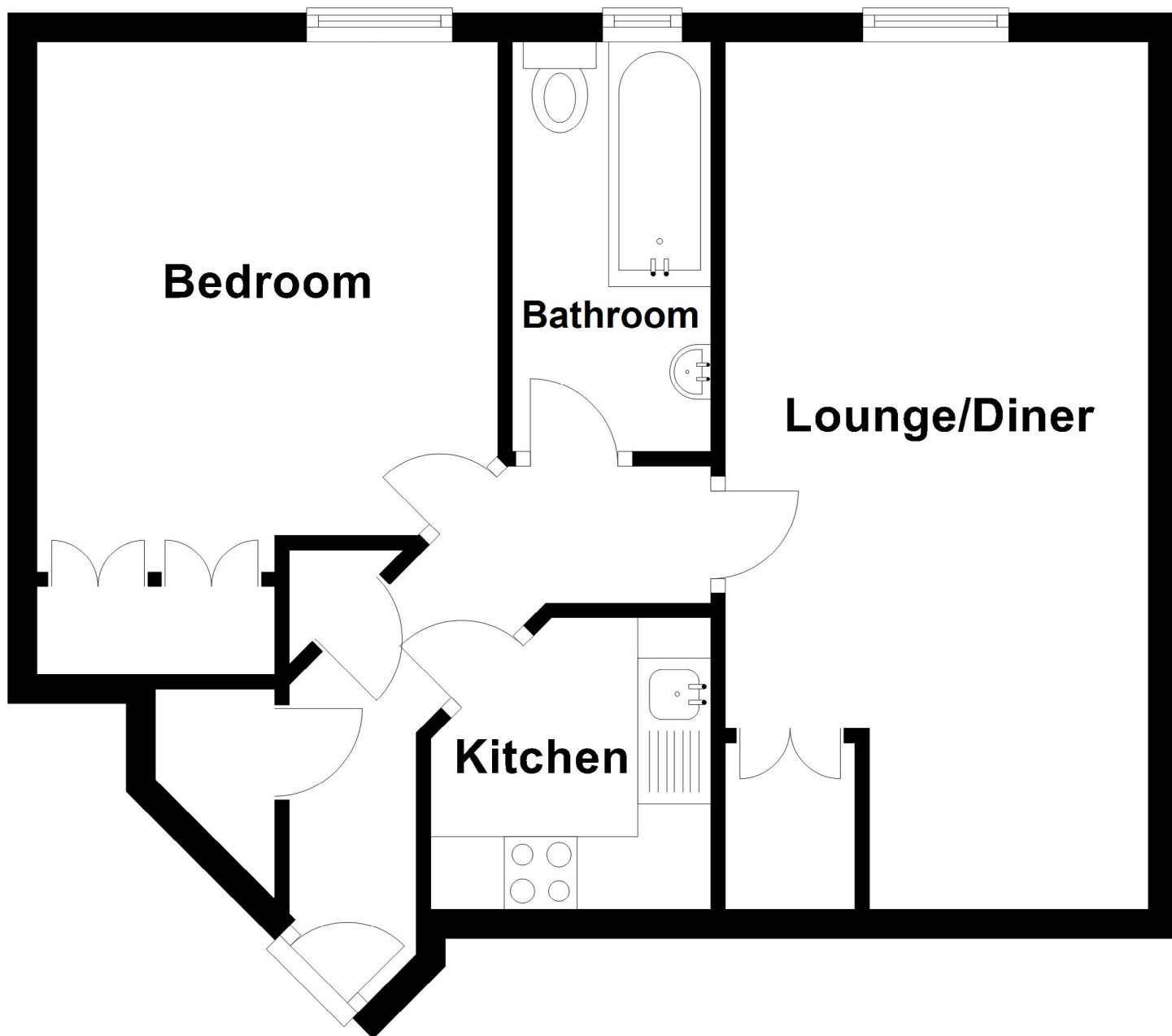


The Bedroom





The Bathroom



Approximate Dimensions

(Taken from the widest point)

Lounge/Diner 5.95m (19'6") x 2.90m (9'6")

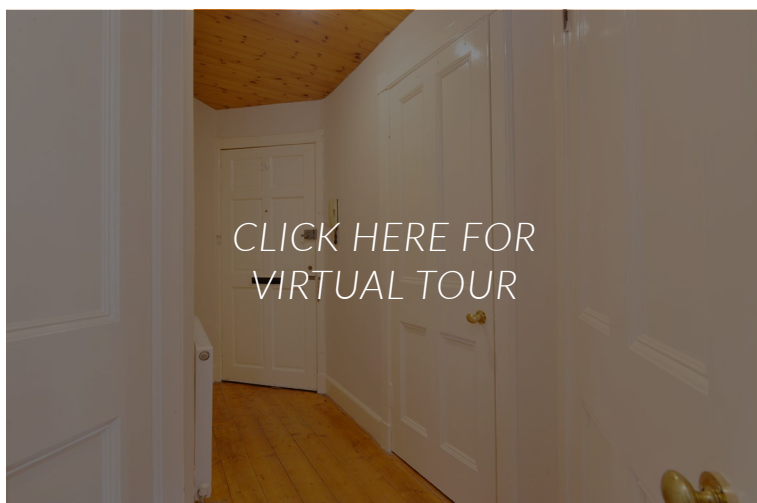
Kitchen 2.00m (6'7") x 1.92m (6'4")

Bedroom 4.09m (13'5") x 3.16m (10'4")

Bathroom 2.81m (9'3") x 1.36m (4'6")

Gross internal floor area (m²): 48m²

EPC Rating: D



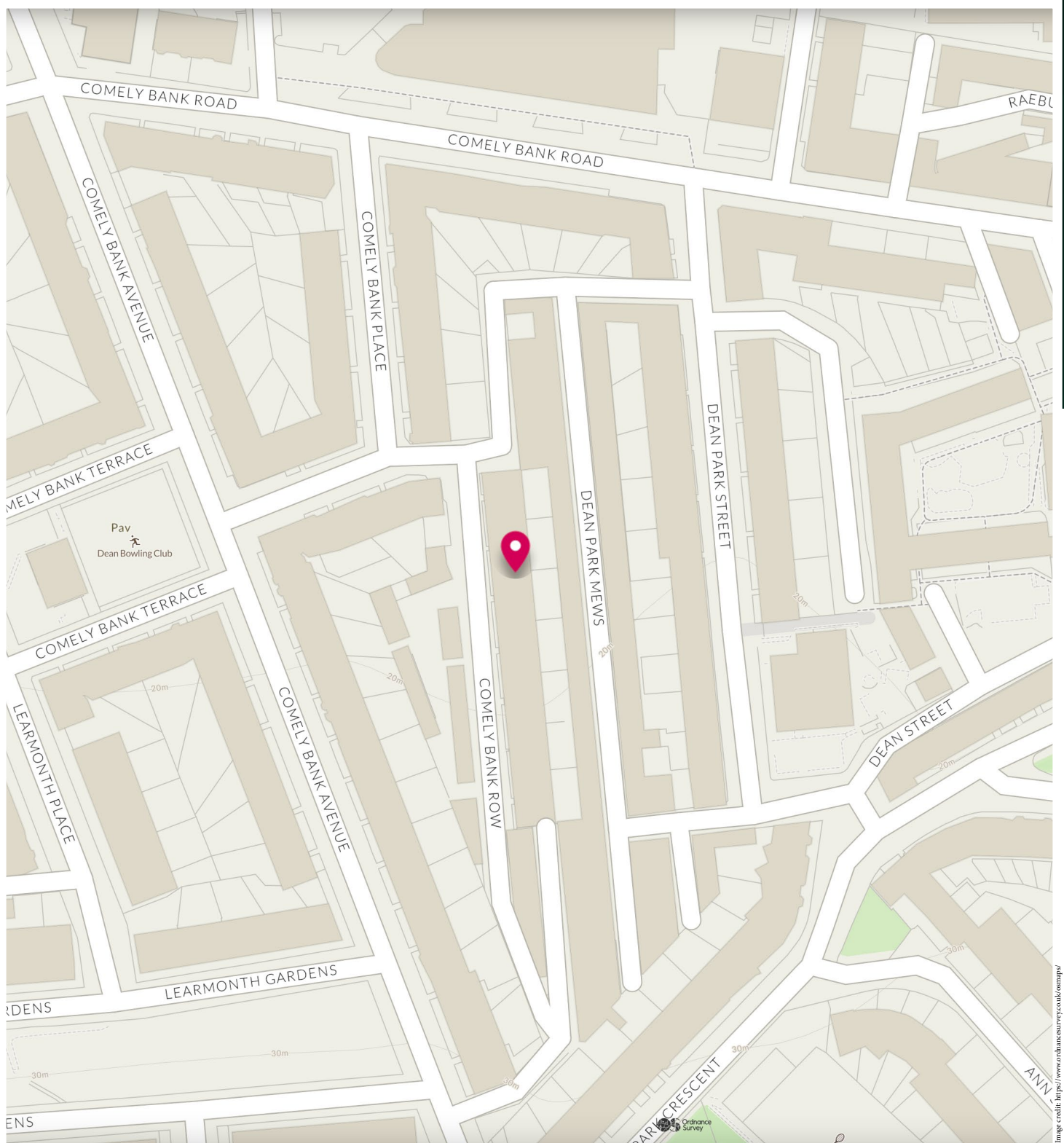


STOCKBRIDGE MARKET

Comely Bank and adjacent Stockbridge is one of the city's best served suburban locations. As well as all the usual shopping facilities, this vibrant area provides numerous cafes, bars, pubs, restaurants, art galleries, delicatessens, craft shops and boutique retailers - all within a few hundred yards of the property. Other local amenities include a Post Office, GP surgery, library, public swimming pool and gym and banking services. On Sundays, the popular Stockbridge Market is held, with stalls providing a range of local farm produce, arts and handicrafts, and many opportunities to sample hand-made and international foods. The area is a short walk from Princes Street and using one of the many and frequent bus services that pass through the journey there is often less than five minutes.

Inverleith Park and the Royal Botanic Gardens are close by and the Scottish Gallery of Modern Art is a short walk along the Water of Leith, which runs close to the property. The river is home to much wildlife including heron, kingfishers and water vole and also provides access to Edinburgh's extensive cycle path network. Fishing is free with the appropriate permit.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
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Text and description
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