

# 11a Comely Green Place

ABBAYHILL, EDINBURGH, EH7 5SY



*Stunning two-bedroom Georgian basement flat  
enjoys a prime location just off London Road*



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McEwan Fraser Legal is delighted to present this stunning two-bedroom Georgian basement flat to the market. The property enjoys a prime location just off London Road, close to the city centre and Holyrood Park. Internally the property has been refurbished to an exacting standard and is presented to the market in true walk-in condition. The property benefits from a large lounge, contemporary bathroom and kitchen, two ample bedrooms, private front and rear courtyards, four under pavement cellars, communal rear garden and gas central heating throughout.

# THE LOUNGE



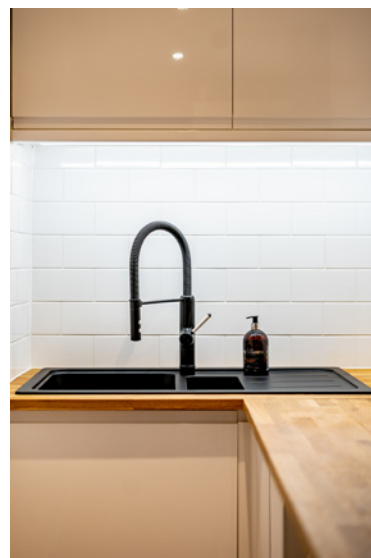
The accommodation is focused on a generous reception room which is neutrally finished and benefits from laminate flooring and good natural light from two large sash and case windows. The floor space on offer gives plenty of flexibility for an incoming purchaser to adapt the space to individual tastes and requirements. The original fireplace was converted two years ago to house a Council compliant multi-fuel stove, which creates a natural focal point.



# THE KITCHEN



A sliding door at one end of the lounge opens into a well-appointed galley kitchen with range style cooker and wine fridge alongside other integrated appliances.







The two bedrooms are both rear-facing with the master being a particularly generous double. The master is neutrally finished, carpeted and boasts ample space for a full range of free-standing furniture. The second bedroom is also a double and gives access to a rear courtyard.

## THE BATHROOM





# BEDROOM 1





# BEDROOM 2

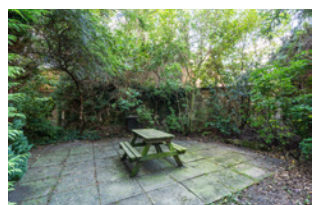
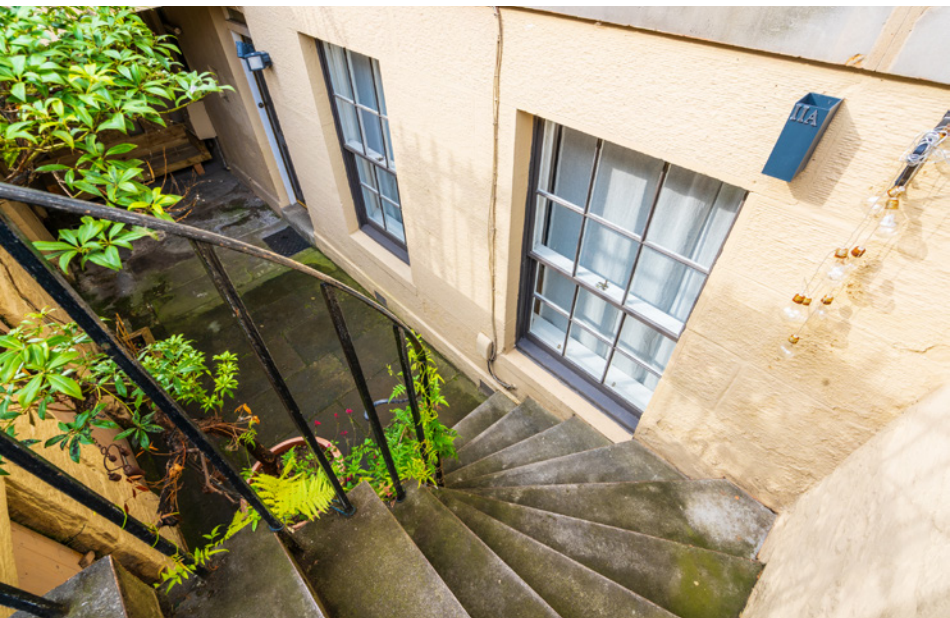




Externally, the front courtyard is a remarkably secluded and useful space and gives access to the four under-pavement cellars which offer fantastic storage for a flat, or could be converted to additional rooms (e.g. a games room, gym or office). To the rear, a small secluded courtyard opens on a paved communal rear garden with a the pub-style bench which belongs to the flat.

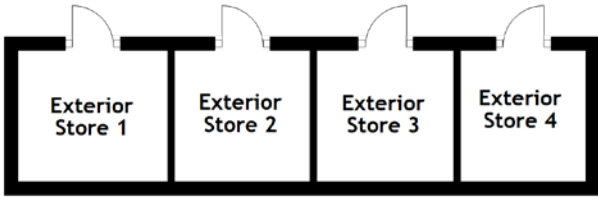
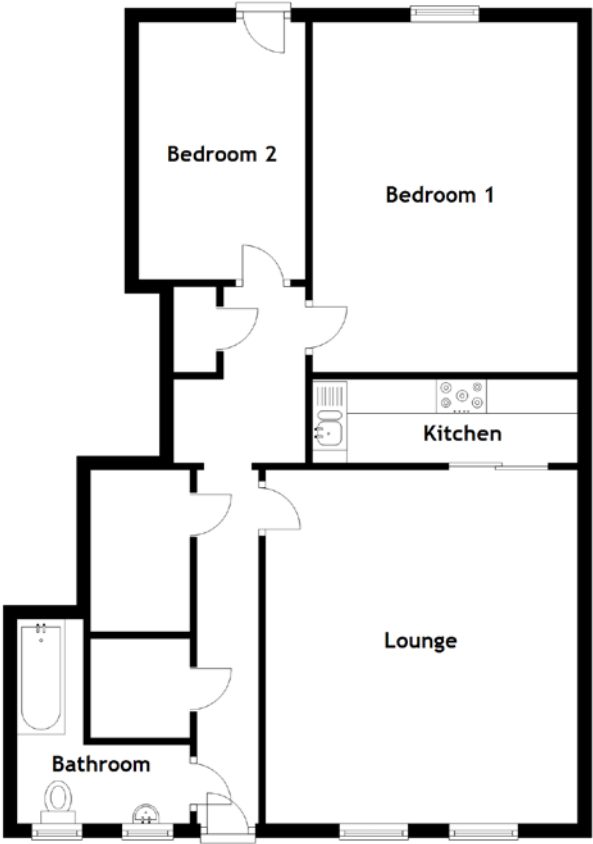
This is a lovely flat and really needs to be seen to be fully appreciated.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP



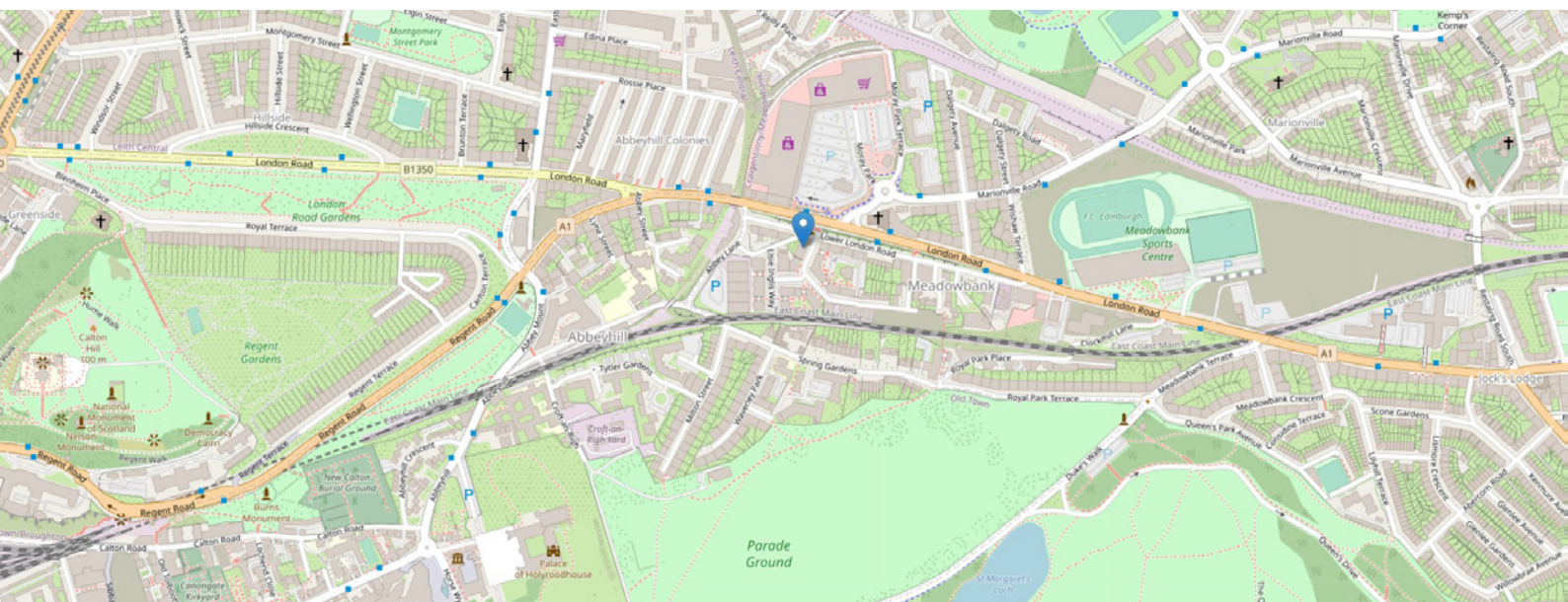
Approximate Dimensions  
(Taken from the widest point)

Lounge	5.15m (16'11") x 4.54m (14'11")
Kitchen	3.86m (12'8") x 1.22m (4')
Bathroom	2.98m (9'9") x 2.52m (8'3")
Bedroom 2	3.75m (12'4") x 2.43m (8')

Bedroom 1	5.10m (16'9") x 3.86m (12'8")
Exterior Store 1	2.01m (6'7") x 1.90m (6'3")
Exterior Store 2	1.97m (6'6") x 1.90m (6'3")
Exterior Store 3	1.99m (6'6") x 1.90m (6'3")
Exterior Store 4	1.90m (6'3") x 1.82m (6')

Gross internal floor area (m<sup>2</sup>): 79m<sup>2</sup> | EPC Rating: C

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# THE LOCATION

Comely Green Place is a residential street sitting just off London Road in the heart of the popular Abbeyhill area, one of the oldest parts of Edinburgh. Abbeyhill lies just to the east of the city centre, close to the vast open space of Holyrood Park.

The location enjoys easy access to Princes Street, George Street and the St James Centre, a world-class retail and leisure centre. Nearby St Andrews Square is home to some of the best restaurants in the city, such as The Ivy on the Square, Gaucho and Dishoom. Alternatively, you could head to the trendy Shore area of Leith for a wide variety of bars and eateries, including two Michelin starred restaurants.







For leisure pursuits, Abbeyhill is located in close proximity to the Omni Centre which hosts a Nuffield Health Centre, Vue Cinema, and high street restaurants, as well as being only a short distance from the beautiful green spaces of Holyrood Park and Arthur's Seat.

Further facilities can be found at Meadowbank Retail Park which houses a Sainsbury's supermarket and more. Comely Green Place is within walking distance of Waverley Train Station and The University of Edinburgh. Local schooling is available at Abbeyhill Primary School, and there are also nearby private schools such as Edinburgh Academy, George Heriots and Fettes College.

There are regular bus service leading to the City Centre as well as access to the A1 a short drive away connecting East and West of the city with links to the main motorways and Edinburgh International Airport.



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