



GILSON GRAY

LAW • PROPERTY • FINANCE

79B COMELY BANK AVENUE

Comely Bank, Edinburgh, EH4 1EU



79B COMELY BANK AVENUE

Enviably located in desirable Comely Bank, this two-bedroom garden flat is set on the lower-ground floor of a handsome Victorian tenement, close the city centre and within strolling distance of scenic open green spaces. The desirable city abode enjoys a favourable southwest-facing aspect, retained period features and generously proportioned accommodation, plus a private front courtyard and direct access to a shared garden.

Approached via a stone staircase and a private courtyard, the main door opens into an entrance hallway, leading into a spacious central reception hall with excellent built-in storage and space for occasional furniture. Leading off the hall, a front-facing reception room boasts impressive proportions and a lofty ceiling with smooth corning and, due to its wide, wood-panelled bay window and favourable southwest-facing aspect, enjoys an abundance of natural light. A period fireplace provides a charming focal point, whilst versatile floorspace is available for arrangements of comfortable lounge and dining furniture. A kitchen (with garden access) is fitted with modern, wood-styled cabinetry and fully integrated with an oven, a gas hob, a concealed extractor hood, a fridge and a dishwasher, whilst a washing machine and a freezer are discreetly housed in a hall cupboard. Also located in the flat are two bedrooms. A generous double is enhanced by wide, refinished floorboards and an eight-pane sash-and-case window framing tranquil garden views, whilst the remaining single bedroom provides a bright, versatile space with options for use. Finally, a bathroom houses a bathtub with a rainfall fitted shower head and handset, a pedestal sink, a WC, and a bidet. Gas central heating is found throughout.

Externally, the home is accompanied by a private front courtyard, as well as access to a shared rear garden. Controlled parking is available in the area with a residents' permit (Zone N3).

- Traditional main-door garden flat
- Sought-after city location
- Southwest-facing aspect
- Bright entrance hallway
- Reception hall with storage
- Spacious living and dining room
- Kitchen with garden access
- One generous double bedroom
- One good-sized single bedroom
- Four-piece bathroom
- Private front courtyard
- Well-kept shared garden
- Controlled parking (Zone N3)
- Gas central heating



EPC RATING:

D

COUNCIL TAX BAND:

D**VIEWING**

By appointment with Gilson Gray on 0131 516 5366.

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EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366

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GLASGOW

160 West George Street
G2 2HQ
0141 530 2021

...

EAST LoTHIAN

33 Westgate
EH39 4AG
01620 893 481

...

DUNDEE

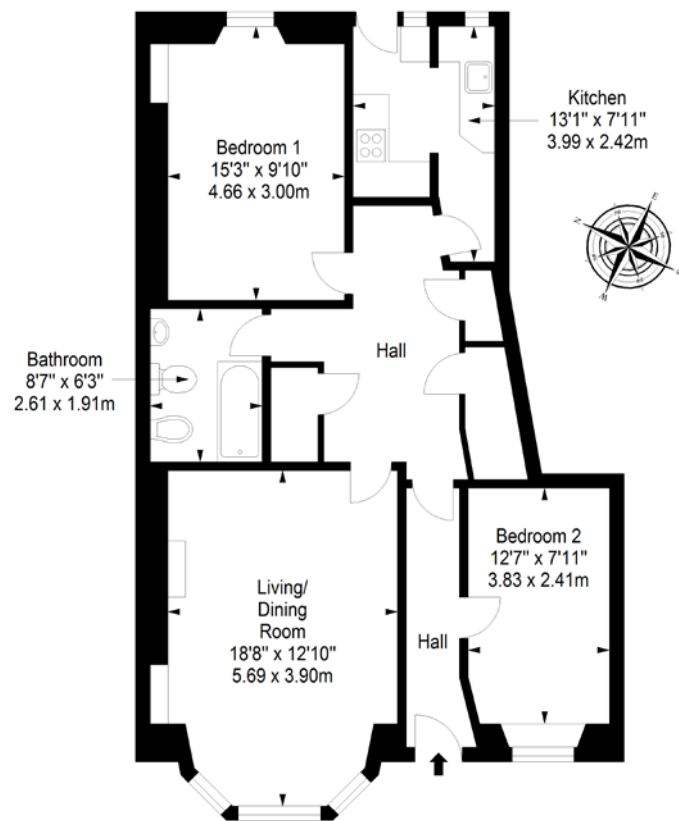
11 South Tay Street
DD1 1NU
01382 549 321

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ST ANDREWS

01334 845 934

Lower Ground Floor
Approx. 80.0 sq. metres (861.1 sq. feet)



Total area: approx. 80.0 sq. metres (861.1 sq. feet)

**COMELY BANK, EDINBURGH**

The much sought-after Comely Bank area of Edinburgh offers an ideal location, next to the vibrant and unique village atmosphere of fashionable Stockbridge, and within walking distance of the city centre with its many attractions. Stockbridge offers a wealth of amenities including boutiques, galleries, independent shops, bookshops, well-renowned cheesemongers, fishmongers and butchers, and a fantastic selection of cafés, restaurants and pubs boasting an abundance of character and individual flair. Nearby Craigleith Retail Park offers more extensive shopping with a wide variety of High Street stores. Enjoying the outdoors couldn't be easier with Inverleith Park and the Royal Botanic gardens close by – an oasis of green making it seem almost impossible to be so close to the city centre. A leisurely stroll or cycle along the beautiful Water of Leith walkway makes the perfect escape from the day's hustle and bustle. For the active type, Glenogle swim centre offers beautifully restored Victorian swimming baths, a state-of-the-art gym and fitness classes. The Grange Club on the edge of Inverleith Park boasts tennis, hockey, squash and cricket. The area enjoys some of Edinburgh's finest independent state and private schools, within walking distance. Comely Bank is well-served by regular bus services to the city centre and beyond.



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