



COMELY BANK
GROVE

25

25/1 Comely Bank Grove
COMELY BANK | EDINBURGH | EH4 1BS


warners
solicitors & estate agents



25/1 Comely Bank Grove

COMELY BANK | EDINBURGH | EH4 1BS

25/1 Comely Bank Grove is an immaculately presented first floor apartment, situated in the highly desirable Comely Bank area of Edinburgh.

Viewing is a must to appreciate the great sense of light and space within this property, created by the generous sized rooms with high ceilings and tall windows. The versatility and standard of accommodation makes for ideal living for a wide range of buyers.

The property comprises -

- Welcoming entrance vestibule.
- Bright sitting room with feature fireplace.
- Modern, fully fitted kitchen with wooden worktops.
- Large double bedroom with bay window providing an abundance of natural light.
- Two further double bedrooms.
- Shower room with underfloor heating.
- Well maintained shared garden.
- Gas central heating.
- Permit parking.
- Storage cupboards in both the hallway and living room.

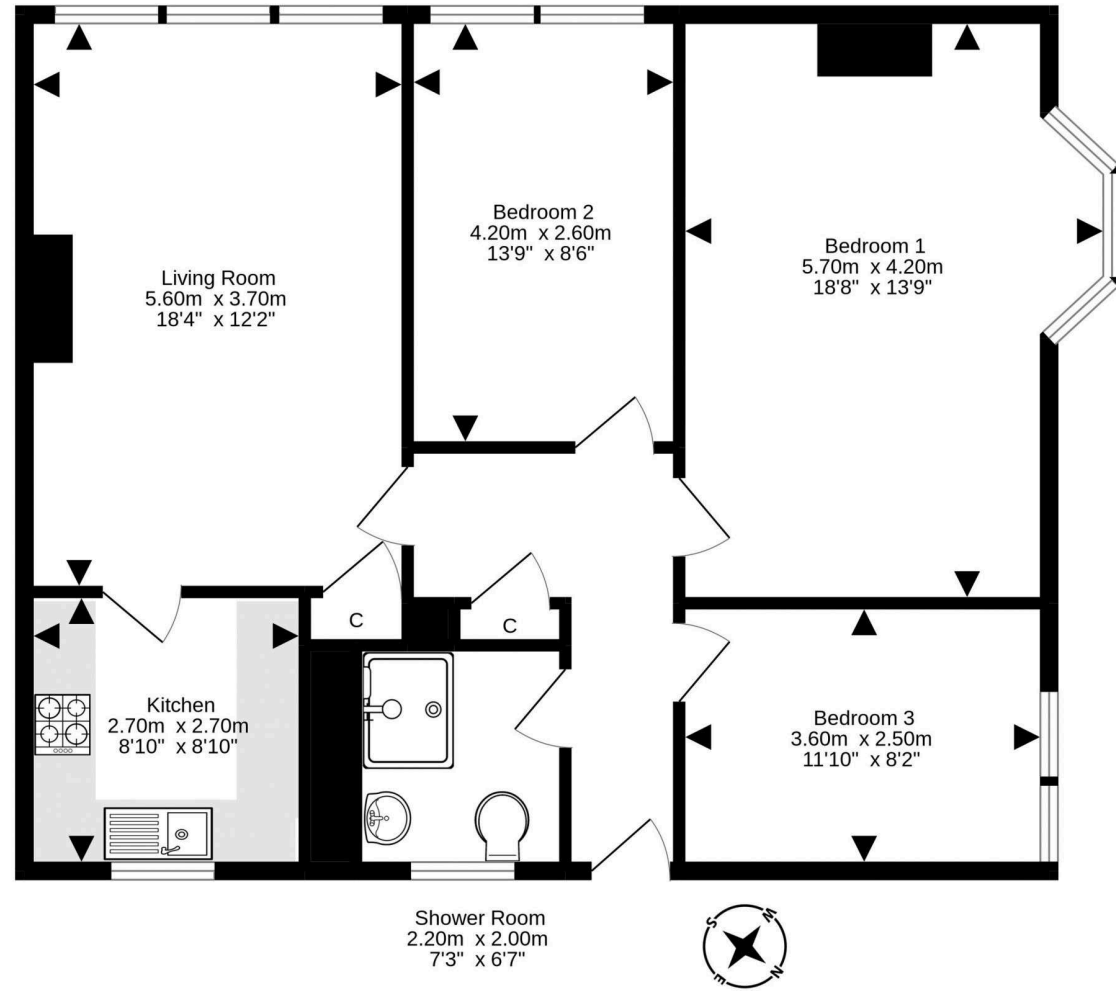
Included in the sale will be the integrated appliances, blinds, and curtain poles. EPC Rating C.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Comely Bank is a highly sought after residential area adjacent to Stockbridge and located within walking distance of the retail and commercial thoroughfares of Princes Street and George Street in the City Centre. Excellent local amenities include a choice of small speciality shops and delis, fashionable bars and restaurants. More extensive shopping opportunities include a Waitrose Supermarket and Craigmyle Retail Park which is a short drive away. There are excellent schools - both public and private sector - from nursery to secondary level. Recreational amenities in the locality include the Royal Botanic Gardens and Inverleith Park as well as Glenogle swimming baths.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2022