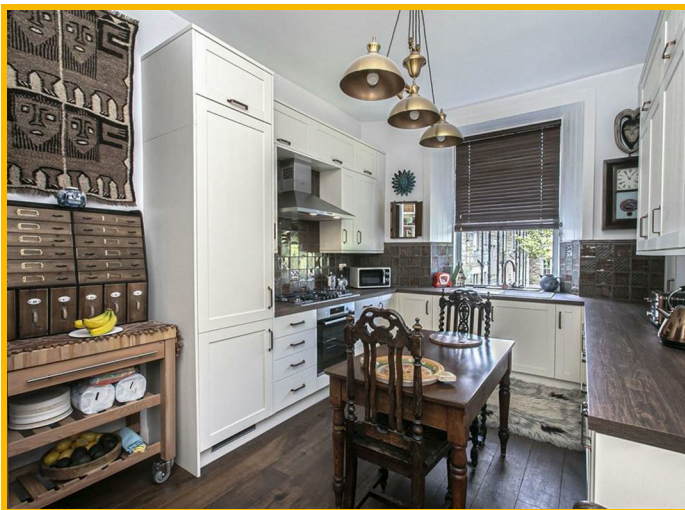




44/7 Comely Bank Street, Edinburgh, EH4 1BB
Offers Over £360,000

STUNNING Top Floor 1 Bedroom Victorian Apartment with POTENTIAL TO DEVELOP FURTHER in the PRESTIGIOUS AREA of Stockbridge providing a community based 'village feel' and only a 20 minute walk from the iconic city centre of Edinburgh surrounded with all essential amenities including artisan shops, boutiques, bistros and restaurants with stunning walking / running / cycling routes nearby and easy access to Waverley Train Station and the tram to Edinburgh Airport. Accommodation: Hall, living room, dining kitchen, double bedroom, walk-in wardrobe and luxurious shower room. 'Woodpecker' branded oak flooring. DG. GCH. Communal garden. Residential zoned parking. PERSONAL PROPERTY TOUR available online.



LOCATION

Comley Bank is a highly desirable area known for a 'village feel' lifestyle with beautiful Victorian era architecture and all essential amenities including bistros, restaurants, supermarkets, butchers, cheesemongers, bakeries, deli shops with a variety of boutique shops close by. Vendors set up in Jubilee Gardens to provide the Stockbridge market weekly offering a variety of delicious global street food, artisanal products and organically grown foods. Glenogle Swim Centre and the Grange Sports club offer a variety of sporting endeavours such as tennis, cricket, squash and swimming with several walking / running and cycling routes nearby with Inverleith Park, the Royal Botanical Gardens and the Water of Leith Walkway. Several schools in the area offer a mix of private and public options for both Primary and Secondary age children. Locally the transport links provide excellent access to the city centre, the Waverley train station and the tram link is ideal for Edinburgh airport. All of these factors and being located a 20-minute walk from Princes Street truly makes this area an amazing choice for anyone seeking a relaxing and community focused lifestyle.

DIRECTIONS

Please contact agent for further information.

ACCESS / HALL

A communal stairway with sweeping concrete stairs leads to the top floor landing with a solid timber door providing access to the spacious inner hall. Cupboard provides shelving/storage space. Transom windows provide ample natural light to the hall. Cornicing. Engineered oak flooring.

LIVING ROOM

18'7" x 11'10" (5.68m x 3.62m)

Spacious and bright living room with a double-glazed sash and case bay window to the front with plantation style shutters and an amazing outlook over the bowling green. Feature fireplace with a gas living flame fire set in a timber and tiled surround with a slate hearth. Shelved alcove provides display/storage space. Ceiling rose, cornicing and a picture rail. Electric radiator. Engineered oak flooring. Timber door leads to the walk in wardrobe /cupboard.

DINING KITCHEN

18'11" x 10'5" (5.78m x 3.18m)

Beautifully fitted dining kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Additional high-level units provide an abundance of extra storage space. Coordinating cupboard houses the gas central heating condensing combi boiler. Integrated appliances include a 5-burner gas range hob, extractor fan, oven, washing machine and a full height larder fridge. Ample space for dining furniture. Kitchen library area with coordinating wall mounted storage and base units provides a multi-purpose nook with additional display/storage. Double-glazed sash and case window to the rear overlooking the gardens. Engineered oak flooring.

BEDROOM

14'3" x 8'5" (4.35m x 2.57m)

Good-sized double bedroom with a double-glazed sash and case to the rear again overlooking the gardens. Cornicing. Radiator. Engineered oak flooring.

WALK-IN CUPBOARD

11'7" x 4'7" (3.55m x 1.42m)

Convenient walk-in cupboard currently utilised as a wardrobe fitted with shelving, hanging and drawer storage with potential to repurpose for use as a home office or with the addition of stairs, it could provide access to the vast attic space for further development. Engineered oak flooring.

SHOWER ROOM

10'4" x 4'1" (3.15m x 1.26m)

Luxury 3-piece suite comprising: W.C, vanity wash hand basin and a step-in shower area with a sliding door and thermostatic control shower. Opaque double-glazed sash and case window to the front. Partially tiled with a fixed illuminated mirror. Picture rail. Heated towel rail. Tiled flooring.

ATTIC ROOM

25'7" x 24'2" (7.80m x 7.39m)

Vast attic space accessed from a hatch in the external hall

which could be ideal for converting to further accommodation subject to the necessary permissions being granted. There is provision for light and power with insulated and timber boarded flooring.

GARDEN

To the rear of the property is a communal garden accessed from the ground floor via a solid timber door. The garden is laid to lawn with borders containing an array of established plants, shrubs and trees providing a level of privacy and colour throughout the seasons. Ample space to add garden furniture to relax and enjoy time in the sun.

AGENTS NOTES

Please note that all room sizes are measured approximately to the widest points.

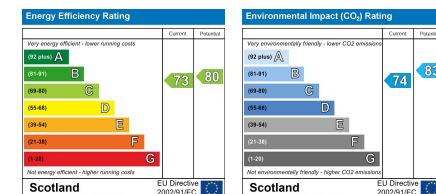




GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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