



**COMELY BANK  
25 COMELY BANK ROAD  
GROUND FLOOR FLAT  
ENTRYPHONE NO. 2**



**ESTATE AGENTS**

**OFFERS OVER £179,000**

Spacious ground floor flat situated within a much sought after residential area. Comely Bank and Stockbridge offer an excellent range of shopping facilities including a Waitrose Supermarket and also provides some of the most unusual shopping opportunities along with Banking and Post Office Services. Craigleith Retail Park is also within easy reach and offers a further range of shopping facilities to include Next, Marks and Spencers, Boots and many other High Street stores. Primary and secondary schooling can be found locally along with a frequent public transport service to the nearby City Centre and surrounding areas. Local recreational facilities can be found close at hand which include the Royal Botanic Gardens, Inverleith Park, the Water of Leith Walkway, Tennis and Bowling.

The property boasts some lovely period features and in brief the accommodation comprises hall, impressive bay windowed lounge with ornate ceiling and cornice, kitchen, 2 double bedrooms, boxroom and bathroom with shower. The bathroom and kitchen would benefit from some upgrading. In addition there is gas central heating, secure entryphone and a lovely well tended shared rear garden.

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### ENTRANCE HALLWAY

The hallway gives access to most of the accommodation and there is a plain cornice.

### LOUNGE

**Approx. 18'2" (into the bay window) x 12'6"**

This impressive bay windowed room is situated to the

front of the property and has a lovely ornate ceiling, cornice and ceiling rose. There is also a fireplace housing a living flame gas fire with wooden mantle, marbled insert and hearth.

### KITCHEN Approx. 4'3" x 10'6"

This room is situated to the rear of the property and offers a pleasant outlook over the shared rear garden. There is a selection of wall and base units with complementary work surfaces, tiled splashbacks and extractor fan. The appliances include a fridge freezer, gas cooker and automatic washing machine.

### BOXROOM Approx. 8'3" x 4'3"

Situated off the hallway this boxroom has a built-in cabin bed.

### DOUBLE BEDROOM 1

**Approx. 18'7" (at widest point) x 9'9"**

A spacious room situated to the rear with a recessed window, walk-in storage and a further store cupboard which also houses the central heating boiler.

### DOUBLE BEDROOM 2 Approx. 13'10" x 9'2"

This good sized second bedroom is situated to the front of the property and also has a recessed window, deep ornate cornice and fitted storage.

### BATHROOM Approx. 12'7" x 4'3"

A rear facing room and fitted with a 3 piece white suite comprising WC, counter sunk wash hand basin with storage below and bath with electric shower over it. There is also vinyl flooring and tiled splashbacks.

### NOTE

Please note – some items of furniture may be available

on request by separate negotiation.

### POST CODE

EH4 1DS.

### VIEWING

By Appointment with solicitors please phone (0131) 554 6321.

### SURVEYORS

Please contact solicitors (0131) 554 6321.

### HOME REPORT

A Home Report is available for this property - please contact Beveridge & Kellas for more information by calling 0131 554 6321 or by emailing [a.connery@beveridgekellas.com](mailto:a.connery@beveridgekellas.com) or [property@beveridgekellas.com](mailto:property@beveridgekellas.com). If e-mailing a home report request please provide your full name, address and daytime telephone number

### OFFERS

Offers over £179,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, (0131) 554 6321, DX 550850 Leith, LP4 Leith.



We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.