



**lindsays**

19/4 Comely Bank Grove  
Comely Bank, EH4 1BS

*"A spacious top floor flat which offers a lovely home in the highly sought after area of Comely Bank"*

- Bright sitting room/dining room
- Fully fitted kitchen
- Three double bedrooms
- Bathroom with white suite
- Partial triple glazing
- Gas central heating
- Communal garden
- Residents permit parking

EPC Rating C

**OFFERS OVER £320,000**





## Description

A spacious top floor flat which offers a lovely home in the highly sought after area of Comely Bank, within easy reach of the City Centre. This enviably located property boasts generously proportioned rooms and benefits from gas central heating. The bright sitting room/dining room has a feature fireplace and a triple window to the front providing lots of natural light. Located off the sitting room is the well-appointed fully fitted kitchen. The exceptionally spacious master bedroom has a large bay window and feature fireplace, there are two further twin windowed double bedrooms and a modern bathroom with white suite. The property benefits from a large communal garden to the rear.

## Area

Comely Bank is situated north of the City Centre, just over the Dean Bridge and as such is little more than 10 minutes on foot from the West End and Princes Street. In the opposite direction lies open parkland including the Royal Botanic Gardens and Inverleith Park. Consequently, it is a much sought after and highly respected residential area with much to recommend it. Not only are the City's amenities easily within walking distance but Comely Bank itself and adjoining Stockbridge offer an eclectic mix of small speciality shops, fashionable restaurants, cafes and bars, all within a few minutes on foot. There is a large branch of Waitrose on Comely Bank Road and the Craighleith Retail Outlet boasts a number of High Street stores including Marks & Spencer and a Sainsbury Supermarket. Although very much a part of the City, the area has a unique village like atmosphere and is surprisingly greenbelt. In addition to the wonderful open spaces of both Inverleith Park and the Botanics, the Water of Leith Walkway meanders all the way from Balerno to Leith and provides a leafy route for walkers and cyclists alike. There are a number of fitness clubs within close proximity including the Glenogle Centre with swimming pool and a wide programme of activities. The Grange Cricket Club is located at the foot of the Avenue and offers sports ranging from squash to hockey.

## Viewing

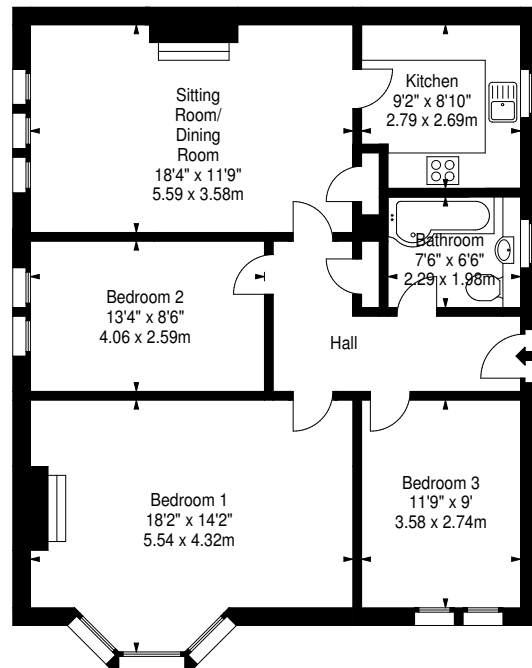
By appointment contact Lindsays on 0131 229 4040



**Comely Bank Grove,  
Edinburgh,  
Midlothian, EH4 1BS**



Approx. Gross Internal Area  
931 Sq Ft - 86.49 Sq M  
For identification only. Not to scale.  
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Second Floor

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.