



## 27/7 Comely Bank Street, Comely Bank, Edinburgh, EH4 1AR

Spacious, Traditional, One-Bedroom, Third-Floor (Top) Flat

Up to date price and viewing info at [mov8realestate.com/property](https://mov8realestate.com/property)

espc rightmove<sup>®</sup> Zoopla  
find your happy

# Property Description

Immaculately presented and spacious, one-bedroom, third-floor (top) flat, forming part of an impressive traditional stone-built tenement. Located in the highly sought-after Comely Bank area, just northwest of Edinburgh city centre.

Comprises an entrance hallway, living room, dining/kitchen, a double bedroom, a box room and a bathroom.

Tastefully finished in neutral decor throughout, this period property features tall ceilings, ornate cornice-work, a front-facing bay window and classically proportioned rooms.

Further highlights include a quality fitted kitchen, with appliances, a stylish bathroom, gas central heating, double glazing, an upgraded gas fireplace in the living room and Cat 6E ethernet cabling.

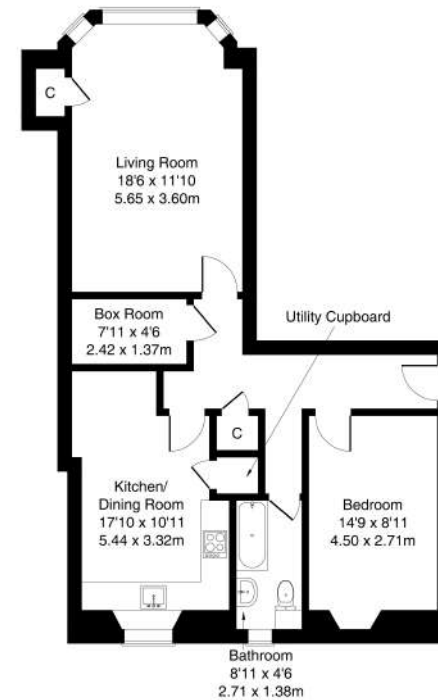
In addition, there is contemporary flooring, a secure entry system, a well-maintained communal stair and a secluded, shared garden.

There is also ample zoned street parking to the front and on surrounding streets, EV points and Enterprise Car Club vehicles in the area.

A generous L-shaped entrance hall gives access throughout, and has a secure entry system, a built-in store and ample space for outerwear. Front facing, an impressive living room has superb natural light from a westerly facing aspect, and features a bay window, period cornice work, modern flooring and an updated period style fireplace with integrated convection unit for improved heat distribution. Rear-facing is a spacious dining room and kitchen, with tiled flooring and further access to a utility/store, housing a washing machine. Fitted units include stone-effect worktops, a tiled surround, unit downlighting, a sink with a drainer, an integrated fridge, a dishwasher, an oven and a gas hob with a canopy above.

Also rear-facing, with a quiet outlook over the shared gardens, is a double bedroom with carpeted flooring and period cornice-work. The bright, modern bathroom is fitted with a three-piece suite, with a mains shower over the bath and a ladder-style radiator.

**mov<sup>8</sup>** REAL ESTATE  
27/7 Comely Bank Street, Edinburgh EH4 1AR  
Approximate Gross Internal Area: (743 sq ft - 69 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

## Area Description





Comely Bank is a highly sought-after residential area, lying adjacent to vibrant Stockbridge, and roughly a mile from the retail and commercial amenities of Princes Street and George Street. Nearby is an array of speciality shops, fashionable bars, restaurants, cafés, and delicatessens, with more extensive shopping available at one of only two Waitrose supermarkets in Edinburgh. Craighleith Retail Park at Blackhall offers a wide range of shopping facilities including a Marks and Spencer,

Sainsbury's superstore and Boots. Recreational amenities and outdoor spaces nearby include the Royal Botanic Gardens, Inverleith Park, and the Glenogle Swim Centre, whilst all the attractions of Edinburgh city centre can be reached on foot. Regular bus services run from Comely Bank Road to the city centre and other areas, with an excellent choice of schooling available from nursery to secondary level.





## Our Services

-  Free pre-sale property valuations
-  Great value fixed estate agency fees
-  Extensive buyer matching database
-  Purchase and sale conveyancing

## Contact Us

0345 646 0208

[sales@mov8realestate.com](mailto:sales@mov8realestate.com)

[www.mov8.com](http://www.mov8.com)

## Head Office

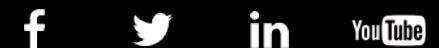
6 Redheughs Rigg, Edinburgh, EH12 9DQ

## Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.