



39 (1F2) Comely Bank Avenue, Edinburgh, EH4 1ES

*Bright and spacious two-bedroom first floor flat with box room close to excellent amenities*

URQUHARTS  
EDINBURGH





## DESCRIPTION

39 (1F2) or flat 4 Comely Bank Avenue is a bright and spacious two-bedroom first floor flat with box room situated in the desirable Comely Bank and neighbouring Stockbridge area. The location is superb with excellent local amenities and schools and is a convenient distance from the city centre & surrounding areas.

Entrance hall; bright bay windowed living room overlooking the bowling club green, with original fireplace surround and box room off; spacious fitted kitchen / dining room with wall and base units, appliances, and pantry/store; two good-sized double bedrooms; and a bathroom with three-piece suite.

## ACCOMMODATION

Entrance hall. Living room. Kitchen / Dining room. Two double bedrooms. Bathroom. Box room.

Original sash & case windows. Well-maintained communal rear garden. Residents permit and pay & display on street parking.

## NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email [property@urquharts.co.uk](mailto:property@urquharts.co.uk).

## LOCATION

Comely Bank is a highly sought after residential area to the west of the city centre and adjacent to vibrant Stockbridge with excellent amenities including specialist shops, fashionable bars, bistros, restaurants, cafés, delis, boutiques, and banking facilities. Within walking distance there is a Cooperative, Waitrose supermarket and nearby Craighleith Retail Park has further retail outlets including a Sainsbury's, Marks & Spencer, and Boots. The Western General Hospital and Police Scotland at Fettes are also within easy reach from the property. Recreational amenities in the area include the Dean Bowling Club, Water of Leith Walkway and Cycle Path, Royal Botanic Gardens, Inverleith Park and Glenogle Swim Centre, and the Modern Art and Dean Galleries are also easily accessible. Regular bus services run to and from the city centre and surrounding areas, and the City Bypass can be reached via Queensferry Road on the A90 providing links with the main motorway network, Edinburgh Airport and the Forth Road Bridge/Queensferry Crossing. There are excellent local schools in both state and private sector nearby, including Flora Stevenson Primary School, Broughton High School, Fettes College, Stewarts Melville, and Edinburgh Academy.

## INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances. No warranty will be given on the working condition of the systems or appliances.

## PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

## HOME REPORT

The Home Report is available at [www.espc.com](http://www.espc.com) or by contacting Urquharts Property on 0131 556 2896 or email: [property@urquharts.co.uk](mailto:property@urquharts.co.uk). All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band E

The property has an Energy Rating Category F

Flat 4,  
39 Comely Bank Avenue,  
Edinburgh,  
Midlothian, EH4 1ES



Approx. Gross Internal Area  
881 Sq Ft - 81.84 Sq M  
For identification only. Not to scale.  
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