



## 77 Comely Bank Road, Edinburgh, EH4 1AW, Edinburgh, EH4 1AW, Comely Bank, Edinburgh City Centre

An excellent opportunity has arisen to acquire this rarely available main door flat, forming part of a traditional Victorian building within the highly sought-after location of ...

<p>An excellent opportunity has arisen to acquire this rarely available main door flat, forming part of a traditional Victorian building within the highly sought-after location of Comely Bank.&nbsp; The property would now benefit for upgrading and offers excellent scope for renovation and could easily being converted in to two bedrooms depending on the seller&rsquo;s living requirements. It should be noted as the property is currently vacant, and we have virtually staged some of the rooms to showcase how fabulous this property will look after refurbishment, raw imaged are available upon request.&nbsp; The accommodation briefly comprises; entrance vestibule, large entrance hallway, a light and spacious bay windowed lounge, a good-sized box room/home office is located off the hallway, a well-proportioned kitchen/dining room with lovely sunny views over the communal rear garden, a double bedroom and shower room. The property further benefits from gas central heating, double glazing, and good storage facilities.&nbsp; Externally there is a private garden to the front and access to a well-maintained communal garden located to the rear of the building.&nbsp; Viewing is highly recommended to fully appreciate what this property has to offer.</p><p>&nbsp;</p><p>Location</p><p>Comely Bank neighbours the better-known city centre area of Stockbridge and shares in all its benefits, offering arguably the city&rsquo;s best suburban locations for lifestyle and amenities on your doorstep. Within a short walking distance of the property, there is a Waitrose supermarket with ample parking, with a smaller Scotmid and Sainsbury&rsquo;s store both open late in the heart of Stockbridge. There are also many unique locally owned stores in Stockbridge, as well as banking and Post Office services. The city centre is a short walk via the Dean Bridge or through Stockbridge itself, no more than fifteen minutes walk to the key shopping and business districts of Edinburgh. Frequent bus services pass through Comely Bank, with Princes Street often less than five minutes away. Flora Stevenson Primary and Broughton High School are both nearby, as it is also within walking distance of the highly regarded private school, Fettes College. With Inverleith Park virtually on your doorstep, the Royal Botanic Gardens adjacent and the Water of Leith walkway all within short walking distance, visit the local traders market on a Sunday for an Artisan treat at the end of a pleasant stroll. The area boasts some of the best bars and restaurants in Edinburgh for both eating and refreshment.</p></p>

### BASE INFORMATION:

Rooms	: 2
Bed	: 1