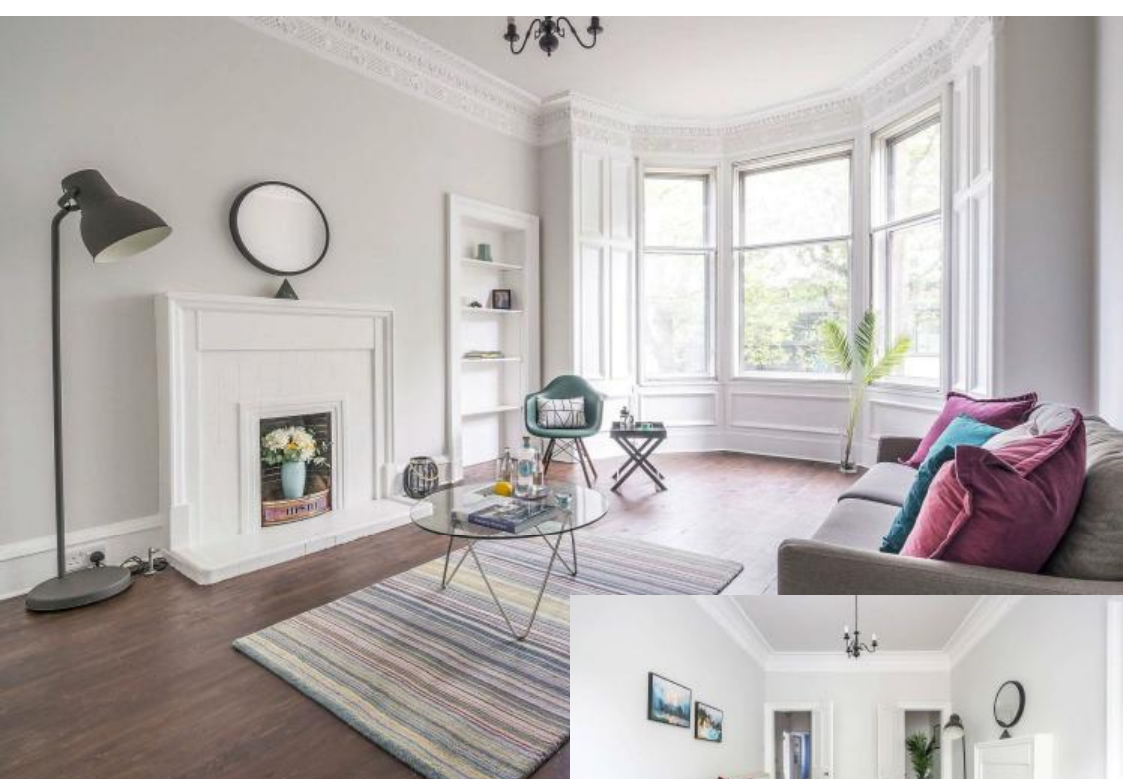


**29/3 Comely Bank Road, Edinburgh, EH4 1DS**

Offers over £375,000



**MONARCH**  
LEGAL



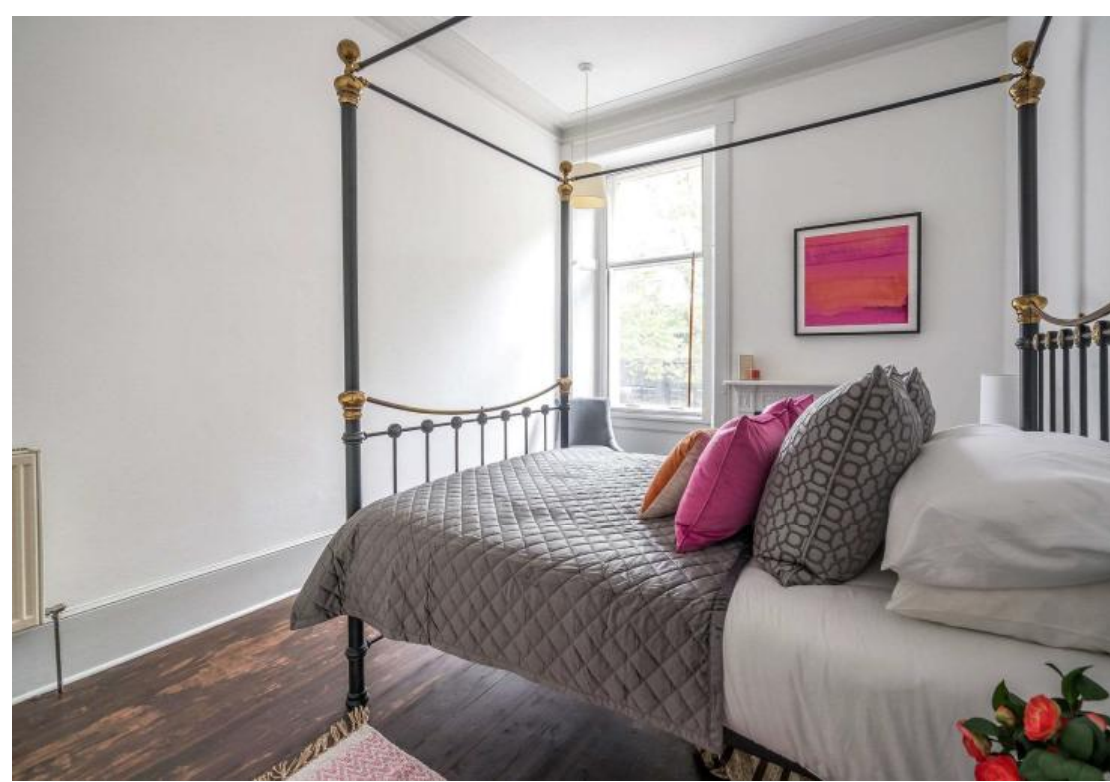
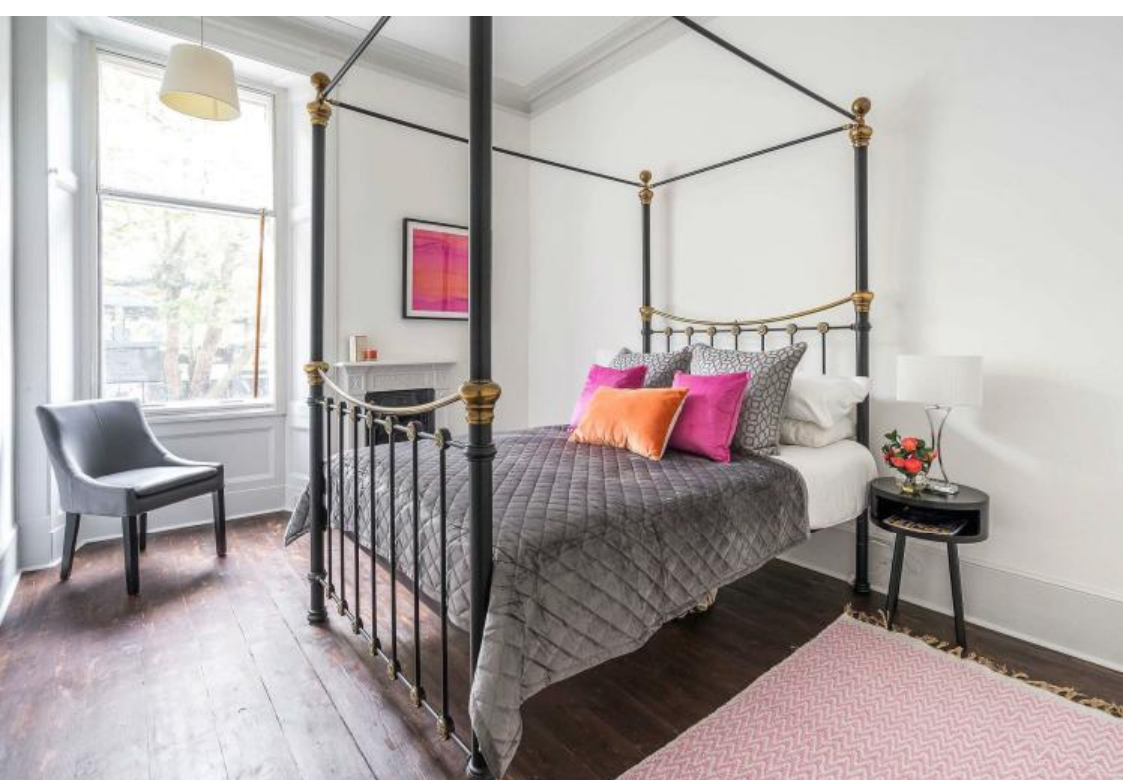
Nestled within the highly desirable neighbourhood of Comely Bank in Edinburgh, this charming 2-bedroom apartment resides within a distinguished period tenement building characterised by high ceilings, ornate cornices, and expansive windows that flood the interior with natural light.

Inside, the living area impresses with its spaciousness and versatility, catering to relaxation and entertainment. There is also a useful box room off the living room which could be used as an office space. The modern kitchen boasts sleek countertops and fitted appliances, marrying functionality and style effortlessly.



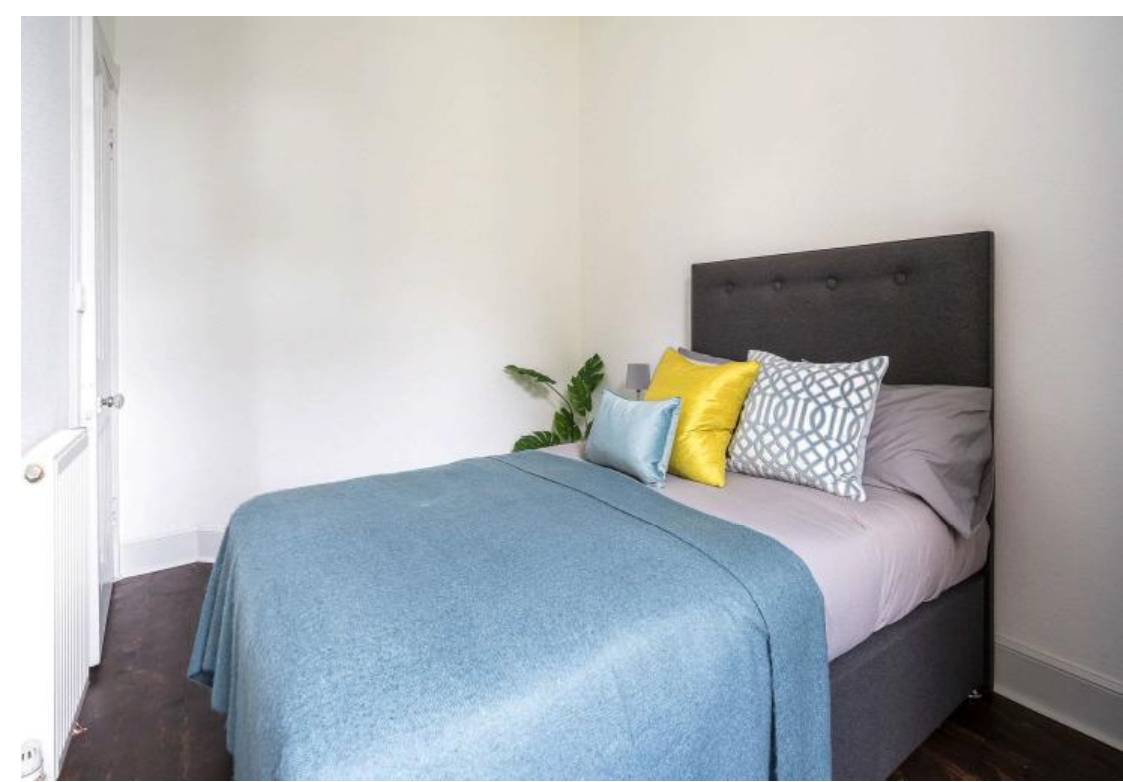
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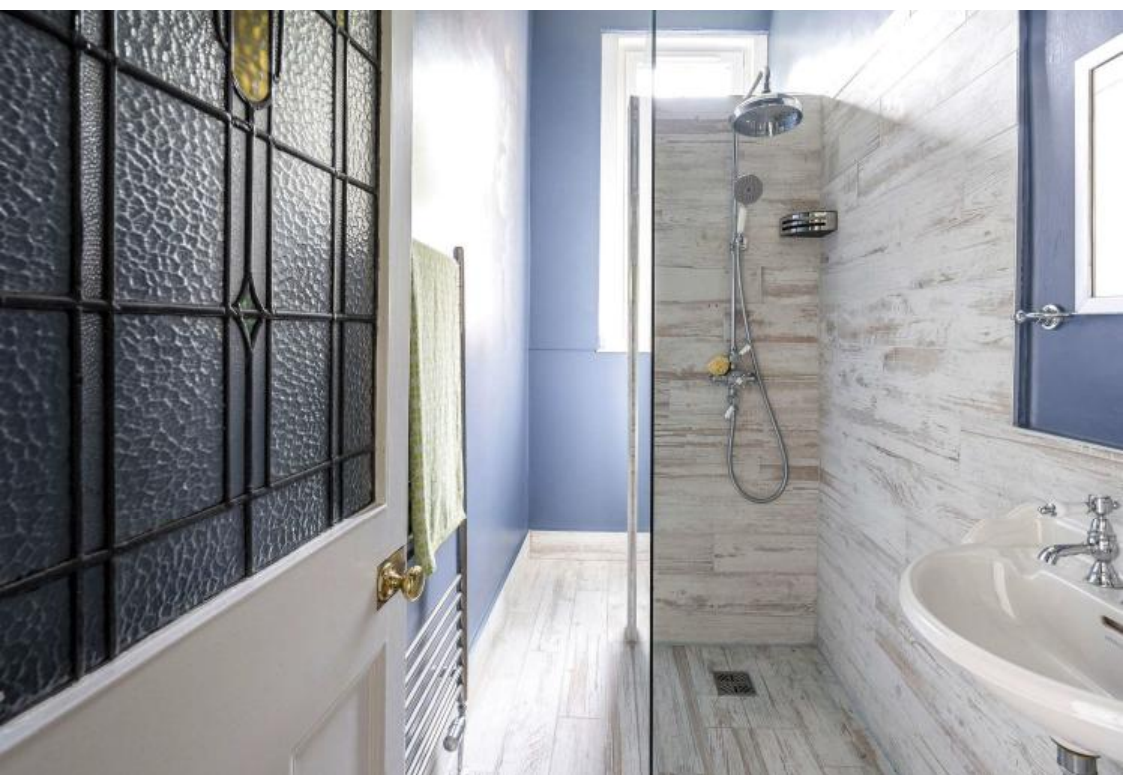
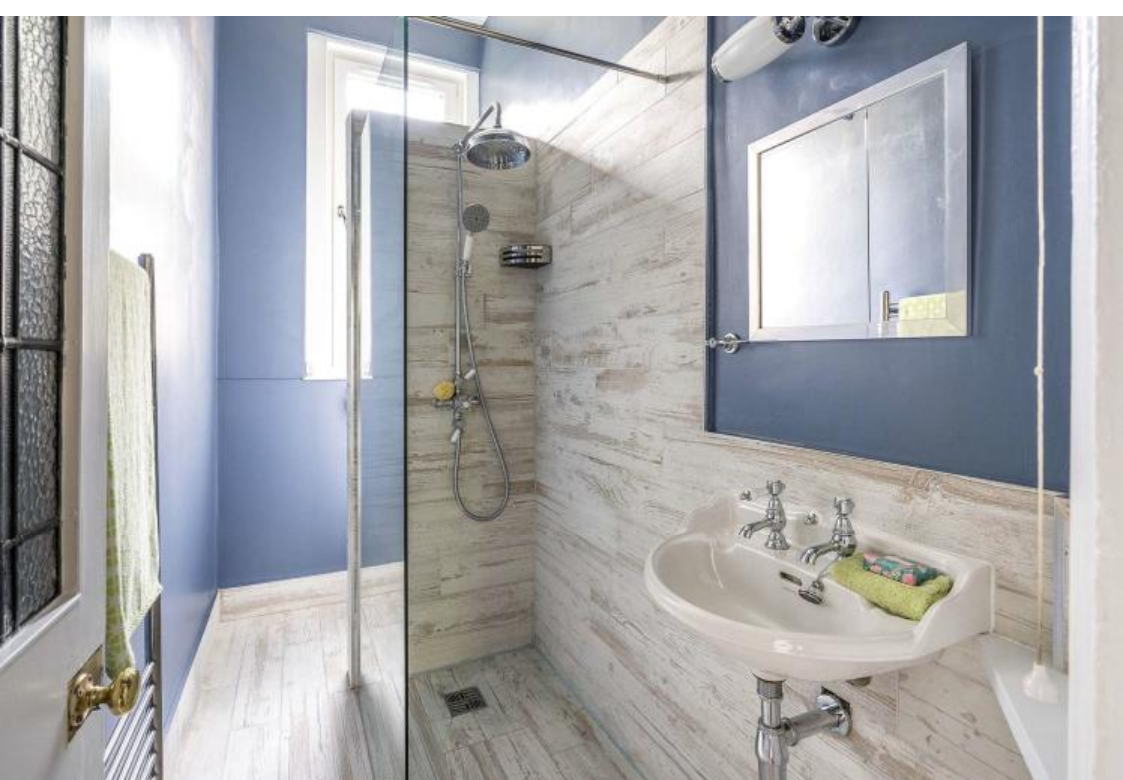




MONARCH  
LEGAL

Two well-appointed bedrooms provide comfortable retreats,  
adaptable to individual needs.





A highlight of this property is undoubtedly its wet room style bathroom, redefining the conventional bathroom experience. This modern approach eliminates barriers, creating a seamless, elegant space equipped with quality sanitaryware.

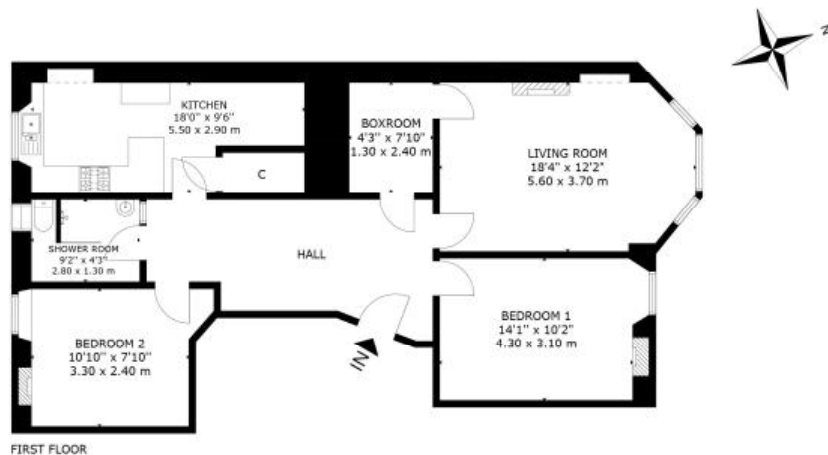
Relatively new and regularly maintained remote control boiler - high capacity to feed the direct mains shower.

Residents of the period tenement building can also enjoy a well-maintained communal garden. Gas central heating and double glazing fitted throughout.





Most furniture in the flat is available to purchase, if required.



FIRST FLOOR

29/3 COMELY BANK ROAD, EDINBURGH, EH4 1DS  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL AREA 818 SQ FT / 76 SQ M  
All measurements and fixtures including doors and windows are  
approximate and should be independently verified.  
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## Comely Bank

Living in Comely Bank, Edinburgh provides a unique and captivating lifestyle, seamlessly intertwining urban convenience with a strong sense of community in a picturesque setting. A notable advantage is the neighbourhood's close proximity to Edinburgh's vibrant city centre, allowing residents to effortlessly access an array of shopping, dining, cultural events, and entertainment options. Comely Bank boasts a range of local amenities, including quaint shops, cozy cafes like Café Florentin, charming restaurants such as The Scran and Scallie and Purslane, as well as popular bars like The Raeburn and The Baillie, ensuring that everyday necessities are always within reach. Nature enthusiasts are equally catered to, with the renowned Royal Botanic Garden Edinburgh nearby and Inverleith Gardens, offering a tranquil space for leisurely walks and relaxation. The Water of Leith Walkway, meandering alongside the river, provides a scenic escape for those seeking a connection with nature. Families are drawn to Comely Bank for its esteemed schools and educational facilities. The Comely Banks exceptional transportation links, encompassing bus routes and the nearby Haymarket train station, ensure seamless connectivity for both local access and wider travel.

## Get in touch



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## Misrepresentations

The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.