



RE/MAX
EDINBURGH

14/1 Comley Bank Avenue
EH4 1EL

Google Earth

14/1 Comely Bank Avenue, Edinburgh

Offers Over £370,000



14/1 Comely Bank Avenue

Edinburgh, Edinburgh

Elaine Gray & RE/MAX Property Marketing Centre
- Edinburgh proudly presents this exceptional 2
bedroom 1st floor apartment.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- 2 Double Bedrooms
- Master en-suite WC
- Secure Entry Phone System
- Bay window
- 1st Floor
- Ornate Cornice
- New flooring Throughout
- Gas Central Heating
- Beautiful Shared Garden



Entrance Hallway

Step into the spacious hall adorned with ornate cornice and featuring new carpeting, offering a grand entrance to all rooms. Experience elegance and comfort as each room unfolds from this inviting central space.

Lounge

Step into modern elegance in the spacious living room featuring beautiful cornicing, a large bay window, and a striking fire surround with a gas fire. Wooden blinds provide privacy while maintaining a stylish ambiance. Stay cosy with gas fire & central heating, ensuring comfort throughout the seasons. This inviting space is perfect for both relaxation and entertaining.

Breakfasting Kitchen

8' 8" x 7' 5" (2.64m x 2.27m)

Discover convenience and style in the well-appointed kitchen boasting integrated appliances including a fridge freezer, washing machine, dishwasher, electric hob, and oven with extractor. Ample wall and floor units offer plenty of storage, with space to dine.

Master Bedroom with en-suite WC

14' 6" x 11' 1" (4.41m x 3.39m)

Indulge in comfort in the spacious double bedroom, offering views of the rear gardens. Enjoy the convenience of an en-suite featuring a WC with wash hand basin, large wardrobe, and radiator, creating a cosy retreat within your own sanctuary.





Bedroom 2

14' 6" x 8' 10" (4.41m x 2.68m)

Step into another spacious double bedroom with tranquil views of the rear gardens. Complete with a wardrobe and radiator, this inviting space offers comfort and relaxation in abundance.

Bathroom

8' 2" x 4' 7" (2.50m x 1.40m)

This lovely bathroom is both bright and modern and is fitted with a 3-piece suite, in white, comprising; WC, wash hand basin and bath with shower over and shower screen.





COMMUNAL GARDEN

Discover the tranquil rear garden, adorned with lush lawns, mature trees, and vibrant plants. A charming shared space, meticulously maintained, invites you to relax and unwind amidst natural beauty.

ON STREET

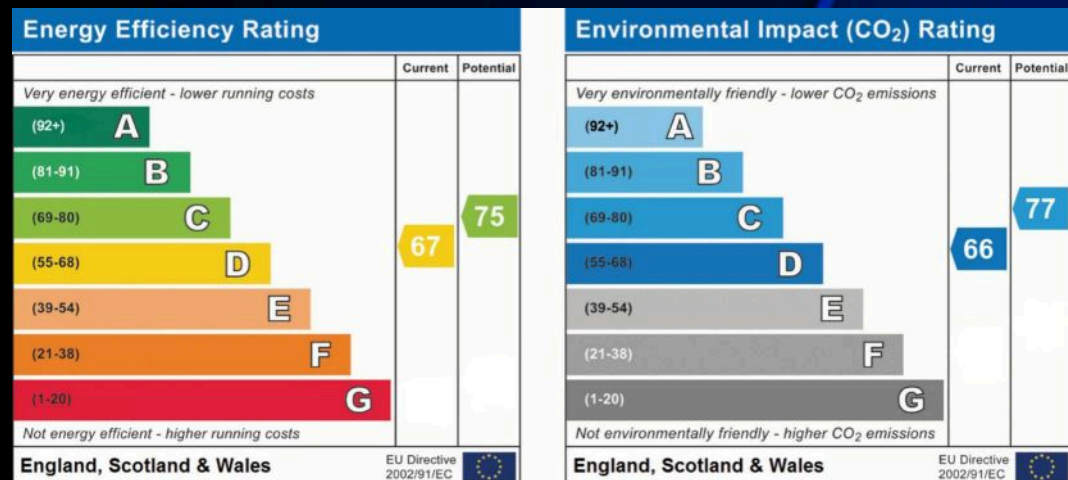
1 Parking Space

Permit Holders on-street parking available





TOTAL: 67 m²
 FLOOR 1: 67 m²
 EXCLUDED AREAS: FIREPLACE: 0 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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