



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**11/2, COMELY BANK ROAD**

Stockbridge, Edinburgh, EH4 1DR





## WELL-PROPORTIONED FIRST-FLOOR FLAT

Situated on the first floor of a traditional building in Stockbridge, within the New Town conservation area and adjacent to Inverleith Park, this well-proportioned flat enjoys two bedrooms, a kitchen/dining room, a living room, and a bathroom, plus access to a shared garden. The flat would be perfect for professionals, couples, and rental investors alike, and lies close to excellent local amenities including shops and transport links.

A secure shared stairwell leads to the flat's front door on the first floor, where a hallway (with built-in storage) welcomes you inside and sets the tone for the interiors to follow with neutral décor and a warmly toned engineered wood floor. Following the hall along to the right, you reach a living room where the neutral décor is continued and a fitted carpet ensures optimum comfort underfoot. An attractive fireplace and cornicing add a touch of character to the space, and a triple-aspect corner window frames leafy open views of Inverleith Park adjacent. The room is completed by an Edinburgh Press. Back along the opposite end of the hall, an open-plan kitchen and dining room awaits. The kitchen is fitted with modern cabinetry and workspace and is visually separated from the dining area by a feature partition wall. The dining area offers plenty of space for a dining table and chairs and additional furniture, and a large cupboard provides excellent storage space.

## FEATURES

- Traditional building in Stockbridge
- Well-proportioned first-floor flat
- Secure shared stairwell
- Entrance hall with storage
- Living room with leafy views
- Spacious kitchen/dining room
- Two bedrooms
- Modern bathroom
- Shared garden
- Controlled on-street parking (Zone N3)







## TWO BEDROOMS

The flat accommodates two bedrooms, both continuing the neutral décor of the preceding accommodation and fitted with comfortable carpeting. The rooms also retain their charming cornicing detail. Finally, the modern bathroom comprises a bath with an overhead shower and a glazed screen, a pedestal basin, a WC, and a towel radiator.

Externally, the flat benefits from access to a communal low-maintenance garden with a large paved drying area, a decked terrace, and a gravelled area. Parking on Comely Bank Road falls under Zone N3.

Extras: Kitchen appliances comprising an integrated oven, hob, extractor hood, and a washing machine, as well as a freestanding fridge/freezer and dishwasher will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

Please note: Some of the rooms in the property have been virtually staged from actual photographs of the rooms.







## STOCKBRIDGE, EDINBURGH

Known as Edinburgh's urban village, the desirable city district of Stockbridge hosts a charming selection of artisan shops, art galleries and boutiques, as well as fashionable eateries, cafes and homely pubs. The popular Stockbridge market is held every Sunday, selling fresh produce, handmade crafts and global street food. Local supermarkets include a Sainsburys and a large Waitrose, whilst nearby Craighleith Retail Park houses an array of retail outlets and a further supermarket. Lying on the edge of Edinburgh's prestigious New Town, Stockbridge is just a 15-minute walk to the city centre and the main shopping areas of Princes Street and George Street. Within Stockbridge, scenic outdoor spaces are in abundance with the Water of Leith walkway, leading to nearby Dean Village and The Scottish National Gallery of Modern Art, country-style Inverleith Park with its panoramic city views and the Royal Botanic Garden. For indoor recreation, the Glenogle Swim Centre provides beautifully-restored Victorian swimming baths, a state-of-the-art gym and regular fitness classes. Outstanding private and state schooling options are available locally. The area is well-served by frequent bus services running across the city, whilst Waverley train station is easily accessible by foot.

EPC  
RATING:

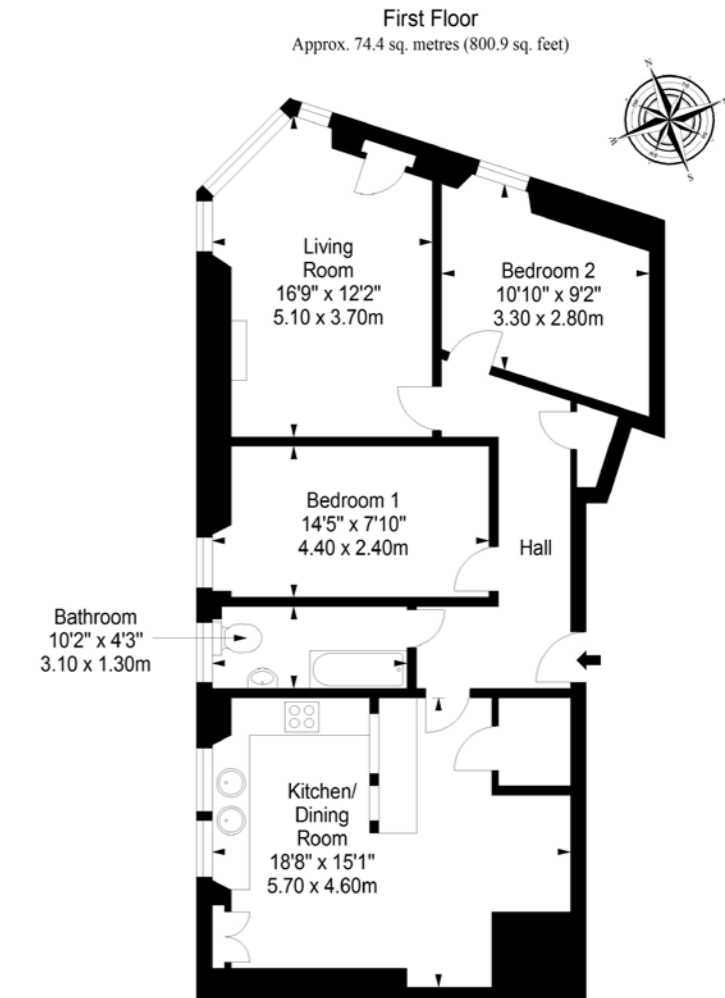


COUNCIL  
TAX BAND:



VIEWINGS

By appointment with Gilson Gray on 0131 516 5366



Total area: approx. 74.4 sq. metres (800.9 sq. feet)





# GILSON GRAY

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## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



## DUNDEE

11 South Tay Street  
DD1 1NU  
01382 201 000



## BORDERS

01890 880 008



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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.