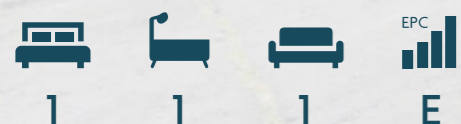


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WELCOME TO:

# COMELY BANK ROW

3/12 Comely Bank Row, Comely Bank, Edinburgh, EH4 1DZ





## COMELY BANK ROW AT A GLANCE:

Exceptional amenities



Sought-after  
Comely Bank location



Traditional apartment  
with a box room



Open plan living/  
dining/kitchen



Quick access to  
Edinburgh City Centre



Close to The Royal  
Botanic Gardens



Exceptional  
amenities

### EXTRAS:

All fixtures and fittings, including; blinds, light fittings, carpets and fitted floor coverings. Only selected curtains are included in the sale.



### A LITTLE BIT ABOUT THE PROPERTY:

Quietly situated in Edinburgh's highly sought-after Comely Bank, this is a charming one-bedroom traditional apartment. On the second floor of a sandstone tenement that boasts an appealing shared rear garden, the accommodation is well-proportioned. Within walking distance of the City Centre yet with scenic green spaces and exceptional shopping, dining, and leisure choices on the doorstep, this property presents a superb opportunity.

- Bright living/dining/kitchen with carpeting and a neutral interior design.
- Well-laid-out one-wall kitchen with ambient lighting, wall and floor units, worktops and an integrated extractor hood, hob, and oven.
- Carpeted double bedroom with a stylish interior décor and ample room for freestanding furniture.
- A box room with a bespoke loft bed.
- Bathroom with wall-mounted shower over bath, WC and washbasin.
- Night storage heating.
- Well-kept shared rear garden with lawn and borders.
- Secure entry system.
- On-street permit parking.





## LOCATION, LOCATION, LOCATION:

At the heart of cosmopolitan Stockbridge, Comely Bank Row enjoys a coveted location. The stunning Royal Botanic Garden and Inverleith Park are a pleasant walk away as is the picturesque Water of Leith. Fitness enthusiasts will love the variety of leisure activities on offer at the nearby Grange Sports Club and at Glenogle Swim Centre's refurbished Victorian swimming baths.

An array of dining establishments such as The Raeburn and La Bocca sit side-by-side whilst artisan retailers like Ian Mellis Cheesemonger and Artisan Roast bustle with shoppers. Hector's, The Baillie, and Hamilton's are just some of the fashionable bars to enjoy. Local shopping is excellent with independent shops to

peruse such as Daisy Cheynes and Willow Boutique, as well as a Charlie Miller Hair and Beauty Salon, and a Little Dobbies. A popular farmers market is held each Sunday with global street food and local produce. Everyday shopping needs are well-catered for by convenience stores, an award-winning butcher and fishmonger, Co-op Food, and Sainsbury's Local and there is a large Waitrose at Comely Bank and Sainsbury's at Craighleith Retail Park.

It is in an ideal location for access to Edinburgh Waverley Train Station, Edinburgh Bus Station, trams to Edinburgh International Airport, and The Queensferry Crossing.



## FLOOR PLAN:



3/12 Comely Bank Row, Comely Bank, Edinburgh, EH4 1DZ

Approx. Gross Internal Area

461 Sq Ft - 43 Sq M

For identification only. Not to scale.

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WE'D LOVE TO  
HEAR FROM YOU:

✉ [enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)

☎ 0131 603 7333

🌐 [coultersproperty.co.uk](http://coultersproperty.co.uk)

