

COULTERS[©]

WELCOME TO:

COMELY BANK ROW

13/15 Comely Bank Row, Comely Bank, Edinburgh, EH4 1EA



COMELY BANK ROW AT A GLANCE:



Sought-after Comely Bank location



Traditional apartment



Living room with focal feature fireplace



An array of dining and retail amenities



Close to scenic Inverleith Park



Shared rear garden

EXTRAS:

All fixtures and fittings, including; blinds, light fittings, carpets and fitted floor coverings. Please note that other items may be available through separate negotiation.



A LITTLE BIT ABOUT THE PROPERTY:

Peacefully tucked away in Edinburgh's sought-after Comely Bank yet minutes from fashionable Stockbridge and scenic Inverleith Park, this is a light and airy traditional apartment in turn-key condition. With a well-kept shared rear garden and all-new UPVC windows, this top-floor property is perfect for a first-time buyer, investor, or professional.

- Well-proportioned living/dining/kitchen with plentiful natural light thanks to twin windows. The sophisticated interior includes wooden flooring, shelved Edinburgh press, cast iron radiators, and a focal feature fireplace.
- Kitchen with pendant lighting, worktops, wall and base units, and integrated appliances including a dishwasher, fridge/freezer, gas hob, and an oven.
- Charming double bedroom boasting an original cast iron fireplace, cast iron radiators, wooden flooring, and built-in wardrobes.
- Bathroom with a high-spec suite including a chrome towel radiator, WC, washbasin built into vanity, and wall-mounted shower over bath set against large porcelain tiles. Provides a clever adjoining space for a washer/dryer.
- Gas central heating (new boiler 2020) and new UPVC windows.
- Well-kept shared rear garden with lawn, borders, and a drying area.
- On-street (permit) parking.





LOCATION, LOCATION, LOCATION:

Minutes from Raeburn Place 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 taking you to the historic Dean Village.

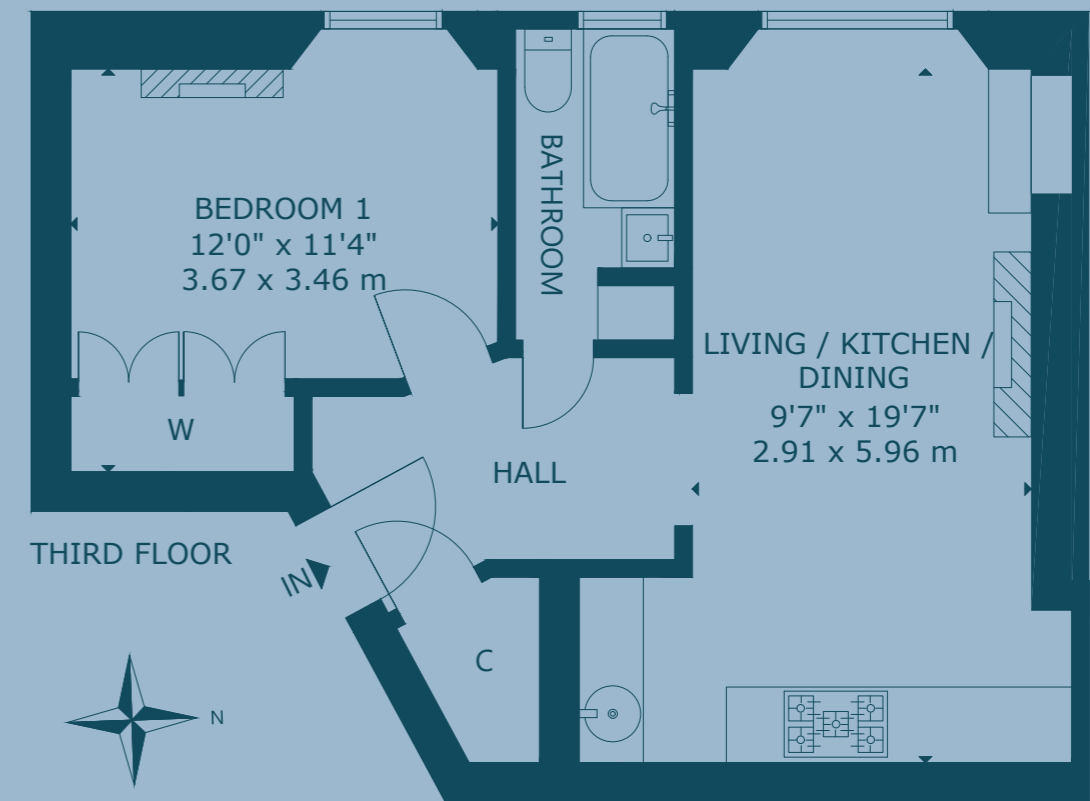
Fitness enthusiasts will love the variety of leisure activities on offer at the nearby Grange Sports Club and at Glenogle Swim Centre's tastefully refurbished Victorian swimming baths, whilst the award-winning Westwood's Health Club is a five-minute drive. An array of high-quality dining establishments such as The Raeburn, The Scran and Scallie, and La Bocca sit side-by-side whilst artisan retailers like Ian Mellis Cheesemonger,

Herbie's of Edinburgh Deli, 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 Annie Smith Jewellery. 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 a Sainsbury's and Marks and Spencer at Craighleith Retail Park.

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



FLOOR PLAN:



13/15 Comely Bank Row, Comely Bank, Edinburgh, EH4 1EA

Approx. Gross Internal Area

475 Sq Ft - 44 Sq M

For identification only. Not to scale.

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WE'D LOVE TO
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