

17/2 COMELY BANK STREET

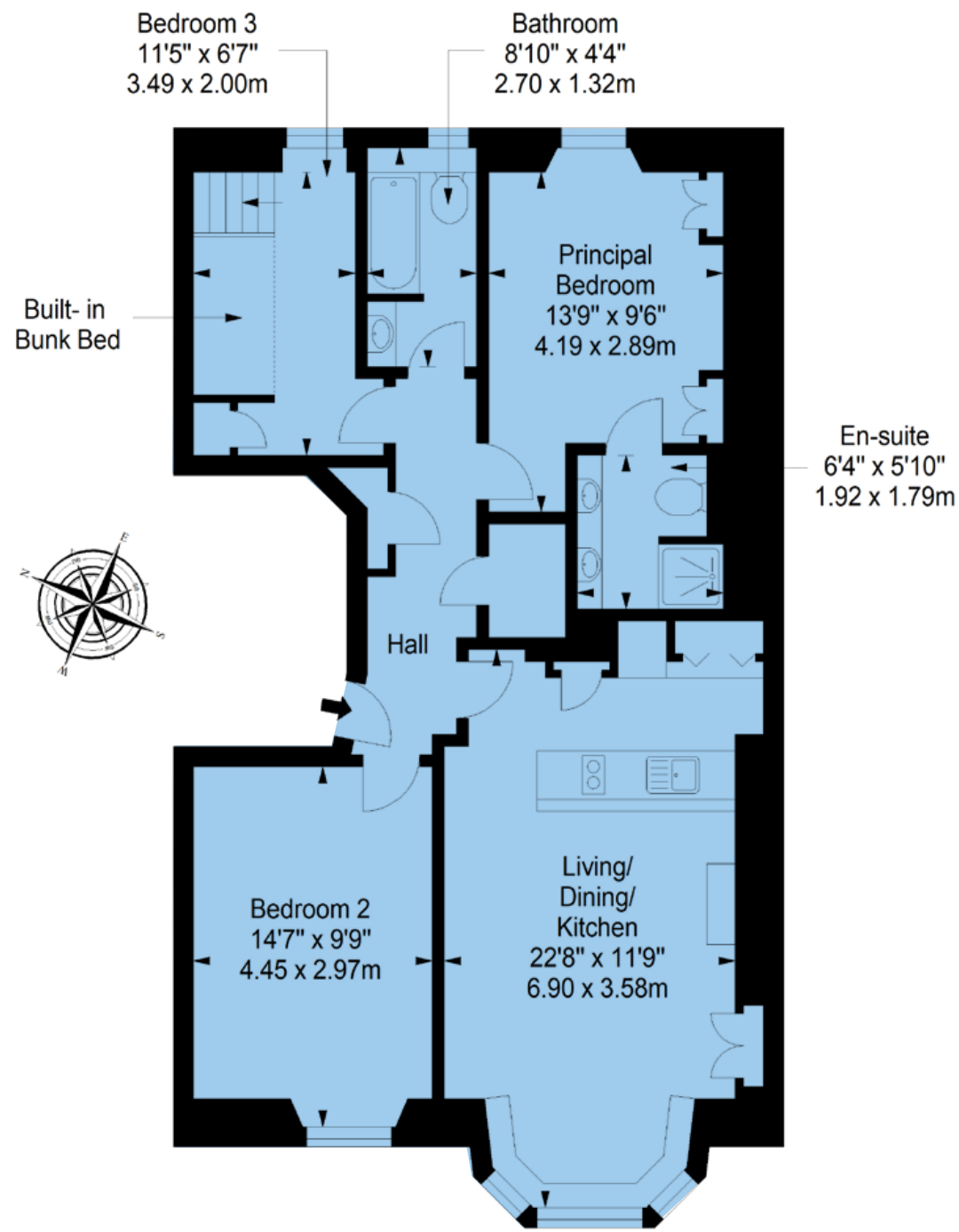
Comely Bank, Edinburgh, EH4 1AP



PROPERTY NAME | **LOCATION** | **APPROXIMATE TOTAL AREA:**
17/2, Comely Bank Street | Comely Bank, EH4 1AP | 73.3 sq. metres (789 sq. feet)

FIRST-FLOOR

The floorplan is for illustrative purposes.
All sizes are approximate.



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17/2, COMELY
BANK STREET

This spacious and versatile three-bedroom flat presents an exquisite city home in highly coveted Comely Bank, just over a mile from the heart of the capital. The cohesive, carefully curated interiors celebrate the property's beautiful period character while bringing it stylishly up to date with contemporary open-plan living, complemented by the practicality of an en-suite shower room and a main bathroom. Adding further appeal is shared access to an attractive mature garden and on-street parking, which is controlled to prioritise residents.

WELCOME TO

17/2 Comely Bank Street

"Sophisticated period home in sought-after Comely Bank

Set on the first floor of a traditional sandstone tenement, the flat is a remarkable heritage home showcasing a harmonious blend of authentic detailing, dramatic modern décor, and luxurious finishings. The high-end styling evokes the feel of a boutique hotel, creating an atmospheric yet exceptionally comfortable living environment. Situated in desirable Comely Bank, moments from the vibrant village ambience of Stockbridge, the property enjoys close proximity to a bustling shopping parade, open green spaces, and well-regarded schools. Haymarket's tram and rail links are also just over a mile away. It is an outstanding option for those seeking a classic Edinburgh home within easy reach of everything the city has to offer.

GENERAL FEATURES

Highly desirable city location in Comely Bank
Moments from Stockbridge's shopping parade and Inverleith Park
Spacious and versatile first-floor tenement flat
Sumptuous interior design retaining elegant period detailing
EPC Rating - C | Council Tax band - D

ACCOMMODATION FEATURES

Communal stairwell with a secure entry system
Impressive entrance hall with good storage
Bay-fronted living/dining room (with storage), open plan to:
High-end integrated kitchen
Tranquil rear-facing principal suite with bespoke wardrobes and
an en-suite shower room
Second luxurious double bedroom
Third bedroom, rear-facing with fitted bunk beds and storage
Bright main bathroom with shower-over-bath
Period cast-iron radiators and engineered hardwood flooring

EXTERIOR FEATURES

Access to an attractive shared garden
Controlled on-street residents' parking (Zone N3)





Bay-fronted LIVING/ DINING ROOM

The heart of the home is breathtaking, with opulent black and golden ochre tones creating an instantly warm, inviting ambience. This striking palette accentuates the period features of window panelling, a display recess, and detailed cornicework adorning the lofty ceiling. Adding further character are dark engineered hardwood flooring and a decorative fireplace with enchanting Art Nouveau detailing.





DECORATIVE

fireplace with enchanting
Art Nouveau detailing



The reception space provides a relaxing sitting area extended by a wide bay window with built-in seating, forming a bright yet intimate dining zone.





Open-plan kitchen

Designed in complementary mottled charcoal-grey and brass tones, the kitchen features sleek cabinetry, quality Corian worktops, and integrated top-brand appliances, including a double oven, induction hob, dishwasher, washing machine, and fridge freezer.

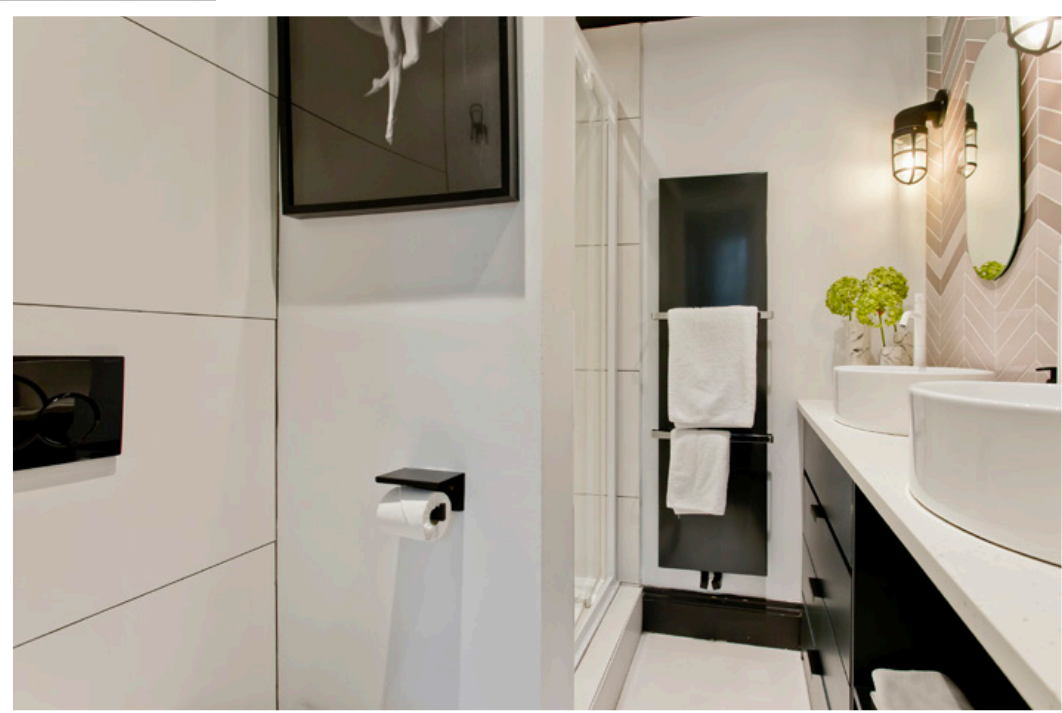


GARDEN-FACING

principal suite



Enjoying a tranquil rear position, the principal bedroom offers a calming retreat with romantic floral wallpaper above a mustard velvet headboard with a matching ceiling panel, creating a cosy, cocooning effect. The dramatic styling continues with dark trims, including hardwood flooring, and bespoke charcoal wardrobes, contrasted by delicate blush-toned décor. The en-suite shower room maintains the refined aesthetic, with twin countertop basins set against softly toned herringbone tiling, along with vanity storage, a hidden-cistern WC, and a shower enclosure.

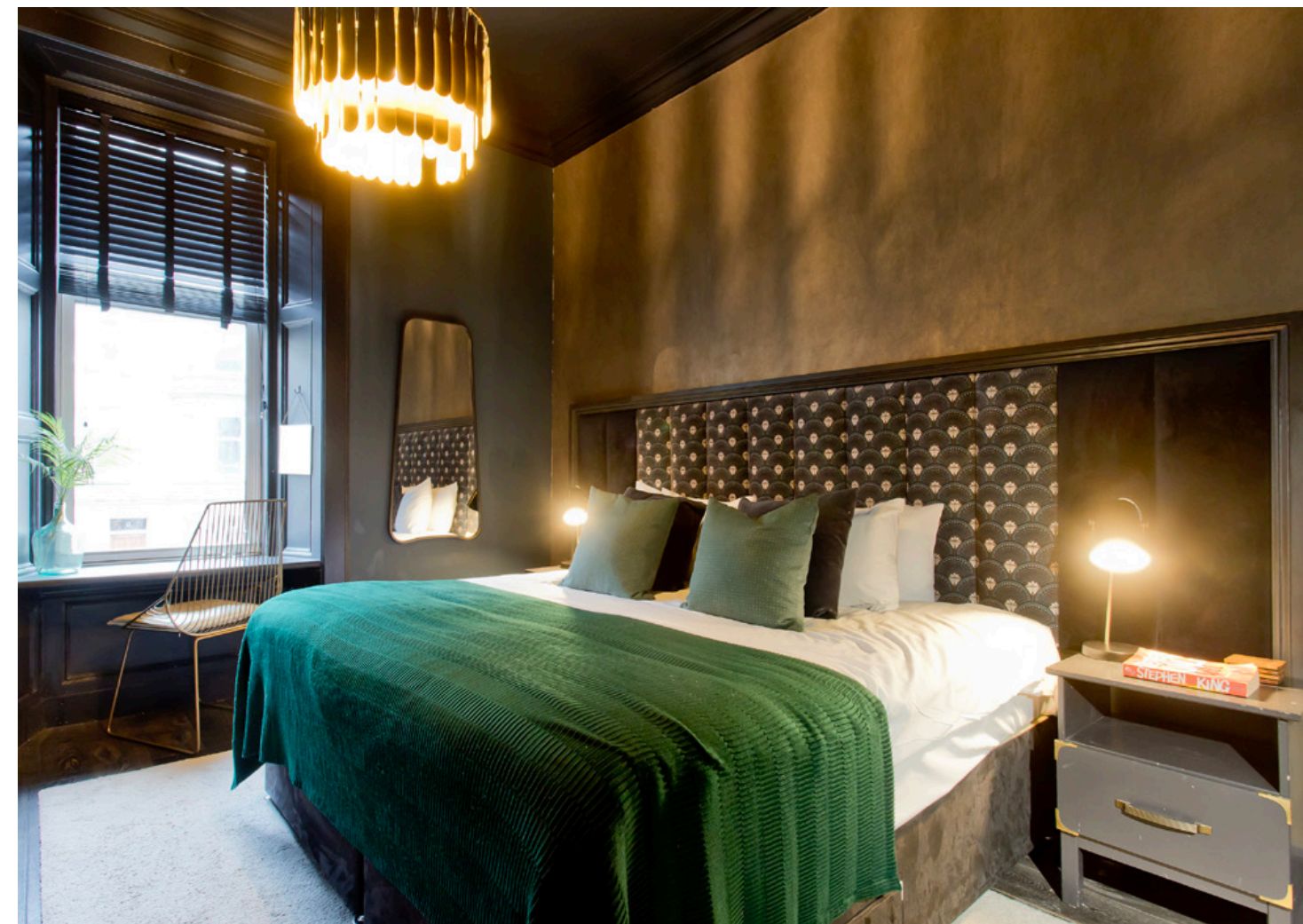




FLEXIBLE BEDROOMS

for family, guests, or home working

The second double bedroom echoes the principal suite's sense of intimate luxury, with metallic-accent décor, dark hardwood flooring, a cornice-detailed black ceiling, and a statement velvet headboard. The third bedroom, also hardwood-floored, overlooks the garden and features charming built-in bunk beds.



FAMILY bathroom



The main bathroom benefits from natural light and features a WC, vanity basin, and a bath with an overhead shower, offset by eye-catching tilework



Useful built-in storage features in the entrance hall, living space, principal bedroom, and Bedroom 3.
Extras: The sale includes all fitted flooring, window coverings, light fixtures, and appliances.

A large, multi-story stone building with many windows, surrounded by lush greenery and a grassy lawn. The building is made of light-colored stone and has several rows of windows. A grassy lawn is in the foreground, and there are many plants and trees around the building. The text "PEACEFUL for outdoor relaxation" is overlaid on the image.

PEACEFUL
for outdoor relaxation



SHARED GARDEN and controlled parking

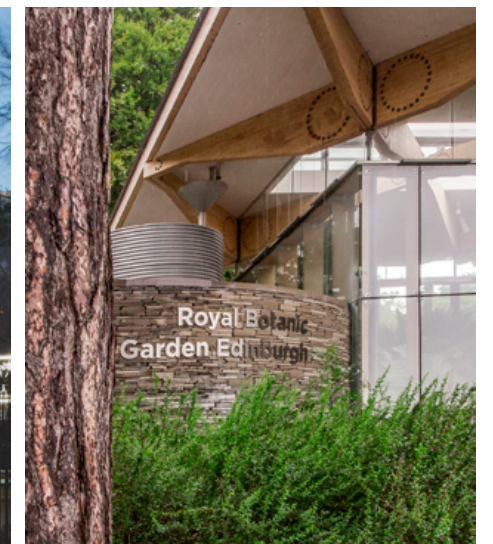
The property offers shared access to a rear garden with a lawn and leafy mature planting – a peaceful spot for outdoor relaxation. On-street parking is available under controlled Zone N3, ensuring residents' convenience in this desirable central district.



The much sought-after Comely Bank area of Edinburgh offers an ideal location, next to the vibrant and unique village atmosphere of fashionable Stockbridge, and within walking distance of the city centre with its many attractions. Additionally, this prime location is just over a mile from Haymarket's airport tram and national rail links. Stockbridge offers a wealth of amenities, including boutiques, galleries, independent shops, bookshops, well-renowned cheesemongers, fishmongers, and butchers, and a fantastic selection of cafés, restaurants, and pubs boasting an abundance of character and individual flair. Nearby Craighleith Retail Park offers more extensive shopping with a wide variety of High Street stores. Enjoying the outdoors couldn't be easier with Inverleith Park and the Royal Botanic

Gardens close by – an oasis of green making it seem almost impossible to be so close to the city centre. A leisurely stroll or cycle along the beautiful Water of Leith walkway makes the perfect escape from the day's hustle and bustle. For the active type, Glenogle Swim Centre offers beautifully restored Victorian swimming baths, a state-of-the-art gym and fitness classes. The Grange Club on the edge of Inverleith Park boasts tennis, hockey, squash and cricket. The area enjoys some of Edinburgh's finest independent state and private schools, within walking distance. Comely Bank is well-served by regular bus services to the city centre and beyond.

COMELY BANK





Gilson Gray Edinburgh | 29 Rutland Square, EH1 2BW | 0131 516 5366

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