



11 (3F1) Comely Bank Road, Edinburgh, EH4 1DR

*Impressive and generously sized one-bedroom top floor flat close to excellent amenities*

URQUHARTS  
EDINBURGH



## DESCRIPTION

11 (3F1) or flat 7 Comely Bank Road is an impressive and generously sized one-bedroom top/third flat situated in the desirable Stockbridge and Comely Bank area. The location is superb with excellent local amenities and is a convenient distance from the city centre & surrounding areas. The property has been renovated to a high modern standard throughout whilst retaining original period features.

Entrance hall with storage cupboard; bright and spacious living room with coal effect gas fireplace and study / home office area; modern fitted kitchen / dining room with wall and base units and integrated appliances; good-sized double bedroom; and a bathroom with three-piece suite.

## ACCOMMODATION

Entrance hall. Living room. Kitchen /Dining room. Double bedroom. Bathroom.

Gas central heating. Double glazing. Well-maintained communal rear garden. Residents permit and on street pay & display parking.

## NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.  
3. All measurements are approximate and any plans are for guidance only and are not guaranteed.  
4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.  
6. These particulars are not intended to nor will they form part of any contract.  
7. A Home Report is available upon request from Urquharts Property – please email [property@urquharts.co.uk](mailto:property@urquharts.co.uk).

## LOCATION

Comely Bank Road is situated in the thriving village of Stockbridge and Comely Bank, within the New Town Conservation area and a short walk north of the city centre. Stockbridge boasts excellent local facilities including an eclectic range of boutique shops, delis, cafés, bars, and bistros as well as a Marks and Spencer Food Hall, Scotmid Co-operative and a Sainsbury's Local. Also nearby is a Waitrose supermarket and a Sainsbury's supermarket at Craighleith Retail Park. Inverleith Park, The Royal Botanical Gardens, and the Water of Leith walkway and cycle path are within proximity and provide pleasant walks, whilst Glenogle Swim and gym centre, healthcare and a range of sports facilities, as well as the famous Stockbridge Market, which occurs every Sunday, are only a short walk away from the property. Regular buses run to and from the city centre and surrounding areas, and the City Bypass, Edinburgh Airport, the Forth Road Bridge/Queensferry Crossing and main motorway networks are within easy reach. Both Waverley and Haymarket train stations are a convenient distance away for commuters.

## INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and some kitchen appliances. The tumble dryer may be available by separate negotiation.

## PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

## HOME REPORT

The Home Report is available at [www.espc.com](http://www.espc.com) or by contacting Urquharts Property on 0131 556 2896 or email: [property@urquharts.co.uk](mailto:property@urquharts.co.uk). All interested parties are advised to view the Home Report prior to viewing the property.

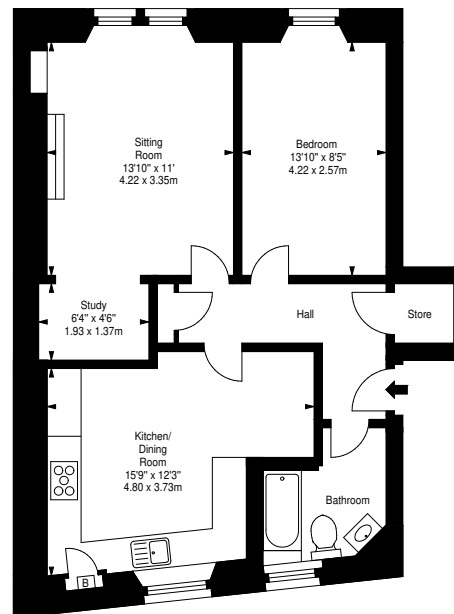
The property has a Council Tax Band **D**

The property has an Energy Rating Category **E**  
Tenure Freehold

Flat 7, (3F1)  
11 Comely Bank Road,  
Edinburgh,  
Midlothian, EH4 1DR



Approx. Gross Internal Area  
646 Sq Ft - 60.01 Sq M  
For identification only. Not to scale.  
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Third Floor

