



15 Comely Bank Street, Edinburgh, EH4 1AP

*Delightful two-bedroom main door ground floor flat with private front garden*

URQUHARTS  
EDINBURGH





## DESCRIPTION

15 Comely Bank Street is a delightful and spacious two-bedroom main door ground floor flat, forming part of a traditional Victorian tenement with private front garden and period features throughout including ornate cornicing and original geometric Victorian tiles. Situated in the desirable Comely Bank and neighbouring Stockbridge area, the location is superb with excellent local amenities and schools and is a convenient distance to the city centre & surrounding areas.

Entrance vestibule and hall with storage cupboards; bright living room / dining room with original fireplace surround, bay window overlooking the front garden and ornate cornice; fitted kitchen with wall and base units, and integrated appliances, two good-sized double bedrooms, one with walk-wardrobe/storage; and a bathroom with three-piece suite.

## ACCOMMODATION

Entrance vestibule & hall. Living room / Dining room / Kitchen. Two double bedrooms. Bathroom. Ample storage.

Gas central heating. Original sash and case windows. Well-maintained private front garden and communal rear garden. Residents permit and pay & display on street 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 is a highly sought after residential area to the west of the city centre and adjacent to vibrant Stockbridge with excellent amenities including specialist shops, fashionable bars, bistros, restaurants, cafés, delis, boutiques, and banking facilities. Within walking distance there is a Waitrose supermarket, Cooperative, M&S Food Hall, and nearby Craighleith Retail Park has further retail outlets including a Sainsbury's, Lidl, Marks & Spencer and Boots. The Western General Hospital and Police Scotland at Fettes are also within easy reach from the property. Recreational amenities in the area include The Grange Club, Dean Bowling Club, Water of Leith Walkway and Cycle Path, Royal Botanic Gardens, Inverleith Park and Glenogle Swim Centre, and the Modern Art and Dean Galleries are also easily accessible. Regular bus services run to and from the city centre and surrounding areas, and the City Bypass can be reached via Queensferry Road on the A90 providing links with the main motorway network, Edinburgh Airport and the Forth Road Bridge/Queensferry Crossing. There are excellent local schools in both state and private sector nearby, including Flora Stevenson Primary School, Broughton High School, Fettes College, Stewarts Melville, and Edinburgh Academy.

## INCLUDED IN SALE

All fitted floor coverings, light fittings, and kitchen appliances.

## 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 **D**  
Tenure Freehold

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Approx. Gross Internal Area  
751 Sq Ft ~ 69.77 Sq M  
For identification only. Not to scale.  
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