

3 COMELY BANK PLACE

STOCKBRIDGE, EDINBURGH, EH4 1DT

Enjoying a perfect balance of classic and contemporary design, this bright and spacious one/two-bedroom second-floor tenement flat boasts crisp minimalist interiors offset by charming period features. The stylish city home (with access to a south-facing shared garden) benefits from one of the capital's most desirable central addresses, within strolling distance of Inverleith Park and Stockbridge's delightful shops, bars, and eateries.





CULLERTON'S

WELCOME TO CULLERTON'S THE ETHICAL PROPERTY PROFESSIONALS

Situated in Stockbridge and bordering the New Town, Cullerton's is dedicated to providing bespoke, highly personalised property services through an ethical business model. We believe in clear communication, expert advice and absolute assurance. This underpins our business philosophy, which is based upon ethical practices for our clients, partners and charities alike. Trust, transparency and integrity are at the heart of everything we do.

AN AWARD-WINNING CREATIVE TEAM

With a long history of working successfully together, Cullerton's will continue to work closely with Property Studios, a specialist creative marketing agency, to ensure the highest quality of photography, professional copywriting, marketing and design to all their clients. The Property Studios team of nearly 20 creative professionals, with multiple awards in design and photography, showcase every property with magazine-level marketing materials. They highlight the lifestyle and the unique selling points during the professional photo-shoot, design and professionally written copy and work closely with Cullerton's, to create stylish, accurate and attractive marketing material.



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A bright and spacious one/two-bedroom second-floor tenement flat

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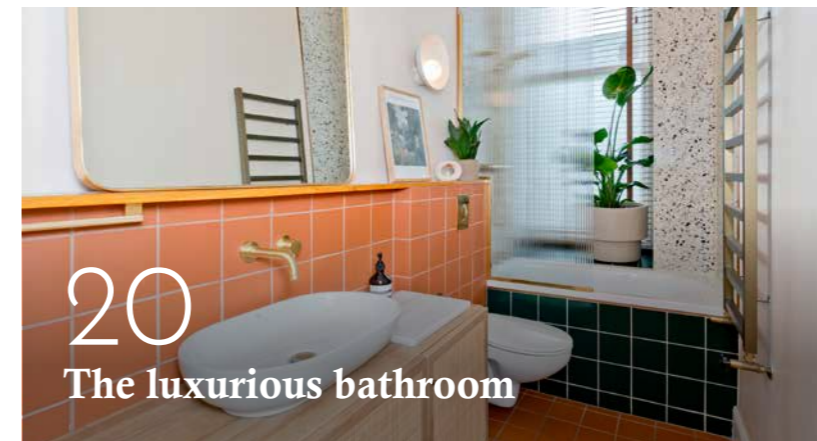
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Openly connected reception rooms



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The luxurious bathroom

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Property Name

3 Comely Bank Place

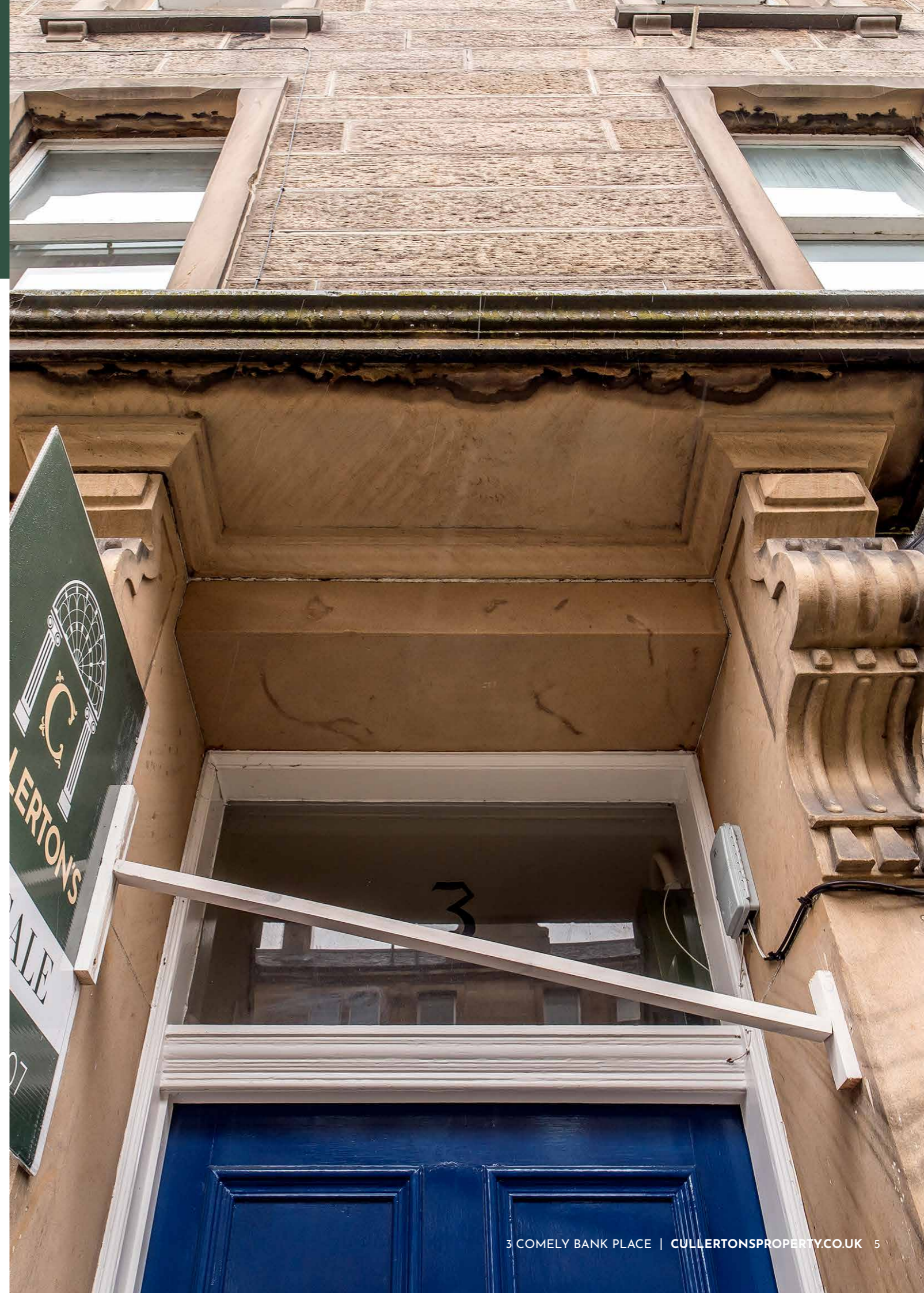
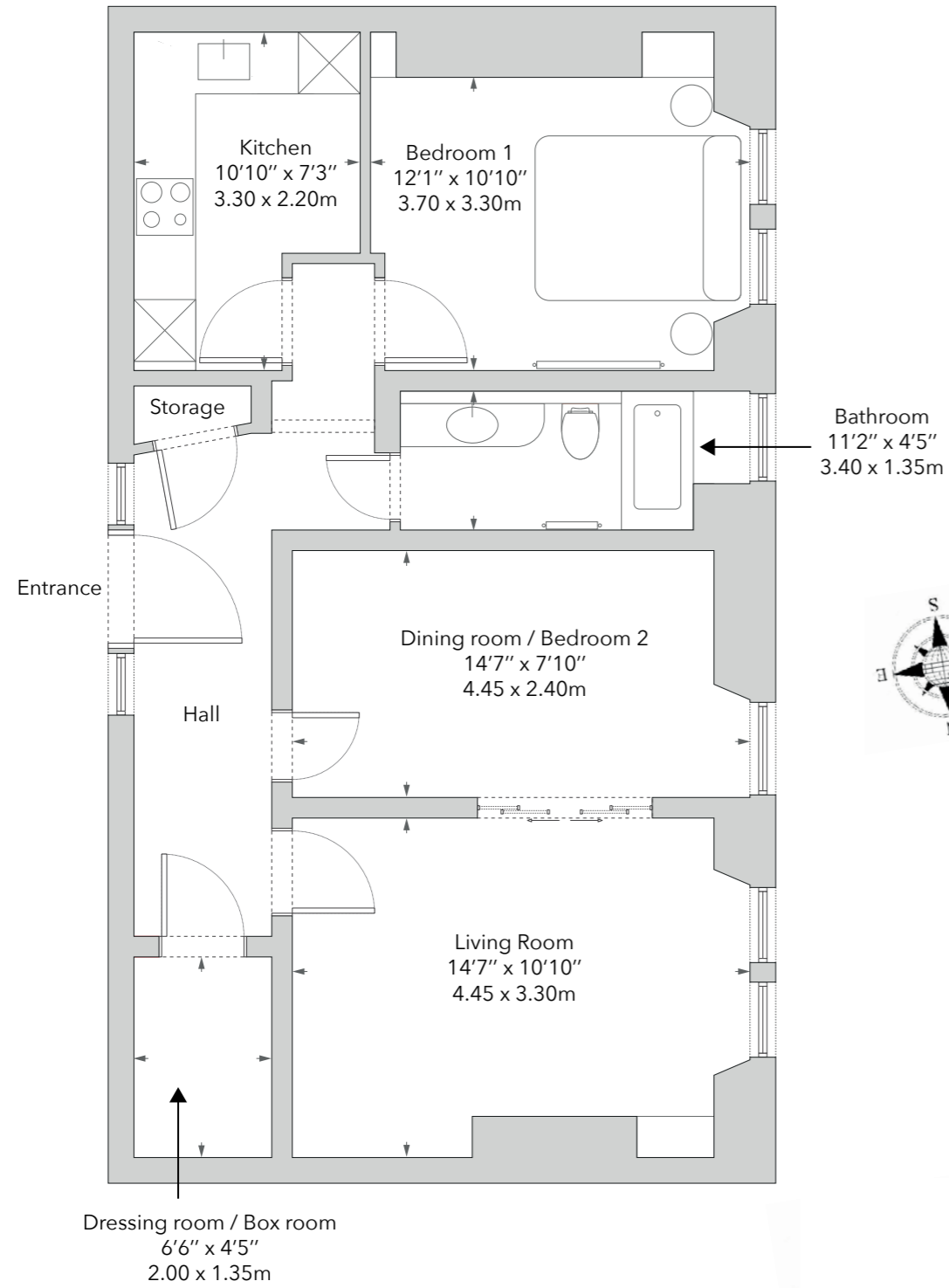
Location

Stockbridge, Edinburgh, EH4 1DT

Approximate total area:

65.5 sq. metres (705.3 sq. feet)

Ground Floor



Characterful & stylish

This classic second-floor tenement flat lies in the sought-after urban village of Stockbridge, within easy walking distance of the city centre - a location much loved for its charming shopping parade, cosy pubs, fashionable eateries, and the leafy green spaces of Inverleith Park and the Water of Leith. The impressive home enjoys a wonderfully light and airy ambience, owing to its classical proportions, large sash windows, and bright white décor, enhanced by characterful period details, statement contemporary fittings, and warmly-toned pine flooring. The desirable property benefits from access to an attractive shared garden with a south-facing aspect. On-street parking falls under Controlled Zone N3.

Welcome inside

A communal stairway, with a secure entry system, leads up to the front door, which opens into a hall providing useful incorporated storage and a traditional ceiling-hung clothes pulley, along with sufficient floor space for furniture items.

GENERAL FEATURES

- Sought after Stockbridge location
- A stone's throw from local shops and Inverleith Park
- Cohesive understated interiors enhanced by period features
- Light and spacious second-floor tenement flat
- Home Report value - £365,000 | EPC Rating - C

ACCOMMODATION FEATURES

- Secure entry system
- Entrance hall with storage and clothes pulley
- Elegant living room with study area
- Bright openly adjoined dining room/bedroom two
- Stylish integrated kitchen with breakfast bar
- One double bedroom with neatly fitted storage
- Bright, chicly-appointed bathroom with over-bath rainfall shower
- Gas central heating

EXTERNAL FEATURES

- Attractive shared rear garden with a south-facing aspect
- Controlled on-street parking (Zone N3)





The social hub OF THE HOME

The hall flows into the social hub of the home - two openly adjoining reception areas for relaxation and formal dining, bathed in natural light from multiple windows and adorned with authentic cornicework. The living room also boasts a delicately detailed feature fireplace, built-in storage, and an alcove ideal for accommodating a home working station. Meanwhile, the adjacent dining room could also be utilised as a second double bedroom, if required.







Congenial spaces

FOR
GATHERING
WITH GUESTS



Also accessed from the hall is a superbly stylish kitchen with cabinetry, décor, and tilework presented in a rich midnight blue and perfectly complemented by an illuminated wood-toned worktop and brass fittings. The kitchen also features a casual breakfast bar and is neatly integrated to maximise space. Appliances comprise an electric oven and hob, a dishwasher, a washing machine, and a fridge freezer.



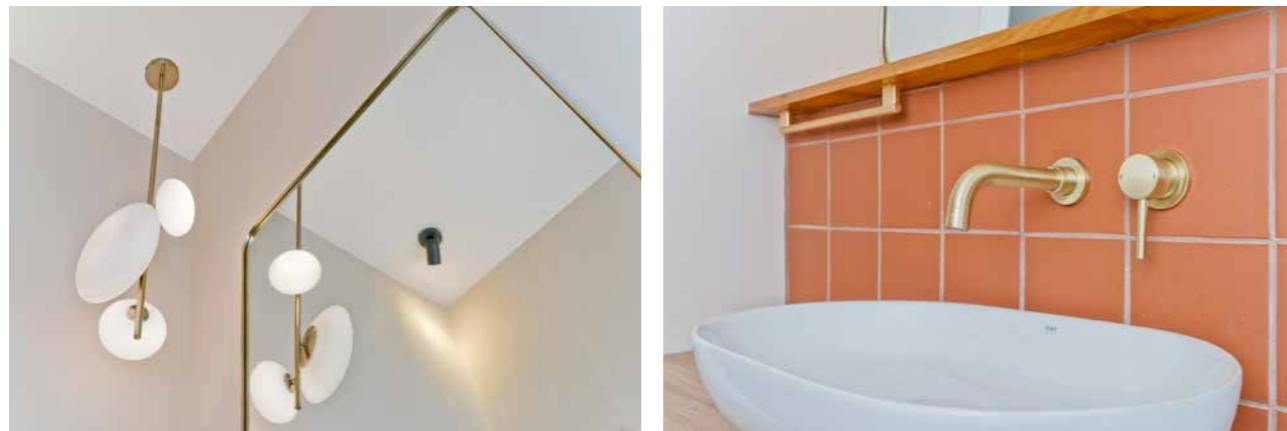
A spacious
DOUBLE
BEDROOM

Promising neat and inviting sleeping quarters, the home's double bedroom benefits from fitted Venetian window blinds, a display shelving alcove, and discreet incorporated storage.



A luxurious CHICLY-APPOINTED BATHROOM

Finally, a stylishly appointed bathroom enjoys characterful tiling and brass fittings. Featured are a countertop basin with plentiful vanity storage, a towel radiator, and a bath with a rainfall shower and chic glazed door, set beside a deep set window with fitted Venetian blinds. The property is heated via efficient gas central heating.





PROMISING A SUN-FILLED SPACE FOR

relaxation and recreation

Externally, the tenement offers its residents access to a generous south-facing rear garden featuring a large well-maintained lawn and seating patio with flower borders. To the front of the property, on-street parking falls under Controlled Zone N3.

Extras: Included in the sale are all fitted floor and window coverings, light fittings, and integrated kitchen appliances.

Stockbridge

Forming part of the prestigious New Town and an easy fifteen-minute stroll from the city centre, cosmopolitan Stockbridge offers a quaint village atmosphere at the heart of the capital. Its bustling main street features a vibrant blend of exclusive boutiques and independent retailers, which are supplemented by a Waitrose supermarket and the weekly farmers' market (every Sunday).



KNOWN FOR ITS BUZZING SOCIAL SCENE

Stockbridge village has the perfect venue for every occasion, from trendy bars and award-winning restaurants, to cosy traditional pubs and coffee shops. Stockbridge residents are spoiled for choice when it comes to enjoying the great outdoors, with some of the capital's most beloved green spaces, including Inverleith Park and the Royal Botanic Garden Edinburgh, right on their doorstep. For sport and fitness enthusiasts, there is no shortage of gyms and sports clubs, including The Grange

Club for cricket, hockey, squash and tennis, or Glenogle Swim Centre, with its restored Victorian swimming baths and state-of-the-art gym. Schooling is provided locally at Stockbridge Primary School, followed by Broughton High School, and the area is also well-placed for a choice of independent schools. Stockbridge is served by a vast network of bus and cycle routes across the city centre, and is also an easy stroll from the York Street tram terminus and Edinburgh Waverley station.



MARK CULLERTON

THE PROPERTY EXPERT BEHIND THE PERSONALISED SERVICE

Owner and founder Mark Cullerton is well-known within the Scottish property industry for his unique blend of market acumen and strong business ethics. Throughout his 30 years in the industry, Mark has garnered a loyal following of clients who value his unrivalled industry knowledge, and respect his honest, straightforward approach. Over the years he has gained professional plaudits and numerous industry awards. He has amassed a wealth of invaluable professional experience and has held several senior and directors' positions among high-ranking solicitors and estate agents in Edinburgh. Officially opening its doors in 2017, Cullerton's Estate Agents & Property Consultants has a clear vision: to deliver a bespoke, highly personalised service in all aspects of property sales.

CULLERTON'S - THE ETHICAL PROPERTY PROFESSIONALS

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THE CULLERTON'S TEAM - HANDPICKED PROPERTY PARTNERSHIPS

From our office on St Stephen Street in Stockbridge, our close circle of handpicked, award-winning professionals and partnerships will exceed your property service expectations. We put together a unique service package that is tailored to your individual needs, including qualified legal advice from our chosen legal partners, reliable valuations and market predictions from our specialist valuers and surveyors, and magazine-level photography, copywriting and design by our marketing team. Just as we cherish the close relationships we enjoy with our clients, we also value long-standing professional partnerships, based not only on trust, but also on success.



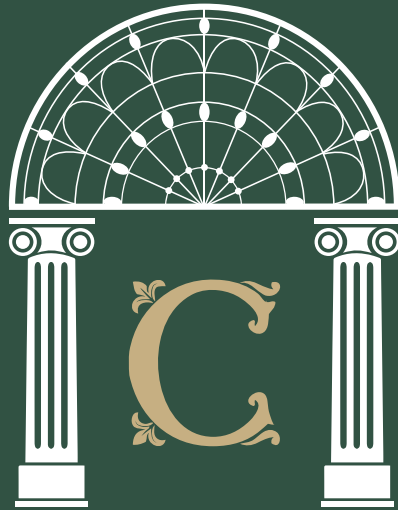
GIVING BACK TO OUR COMMUNITY - OUR SELECT CHARITIES, CONSERVATION AND PARTNERS

We take pride in our ethical business practices, particularly our steadfast attitude towards fairness and equality in the workplace, environmental conservation, and our pro-active support of our partner charities in Edinburgh and across the UK. All our business systems and products have been designed and chosen to make a low environmental impact. We also believe strongly in giving back to our community, particularly the causes we feel passionate about. Cullerton's supports over six charities, to whom we donate a percentage of our profits, monthly.

OUR CLIENTS

Whether you are a first-time buyer or seasoned homeowner, a property developer or an investor, the property market can be a daunting place, where professional advice is paramount. Driven by our guiding principles, as well as our unrivalled industry expertise, we are proud

to have established a strong, long-standing client base, which includes residential and commercial clients, builders and property developers. By taking the time to get to know each client, and by understanding their individual aspirations, we are best equipped to provide sound support and advice every step of the way.



CULLERTON'S

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DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.