

# 9/9 COMELY BANK PLACE

STOCKBRIDGE, EDINBURGH, EH4 1DT

*Situated in exclusive Stockbridge, this third/top-floor flat enjoys two double bedrooms, a large reception room, a kitchen, and two bathrooms, all enhanced by modern fixtures and fittings and a tasteful palette of décor throughout, as well as access to a shared garden and residents' permit parking.*



  
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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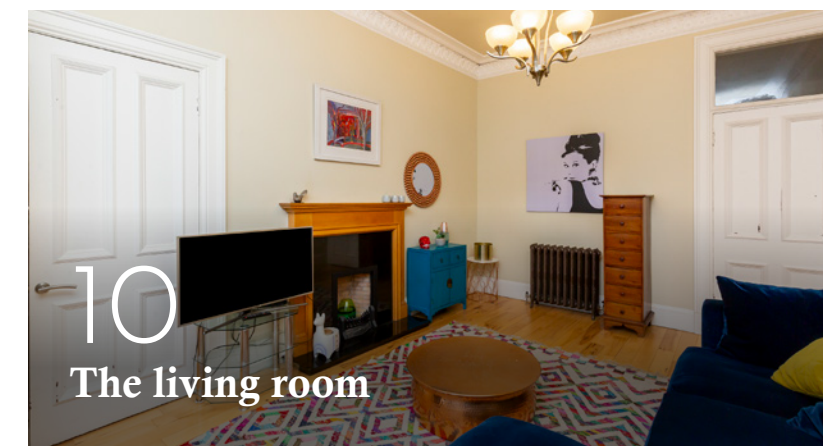
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## Property Name

9/9 Comely Bank Place

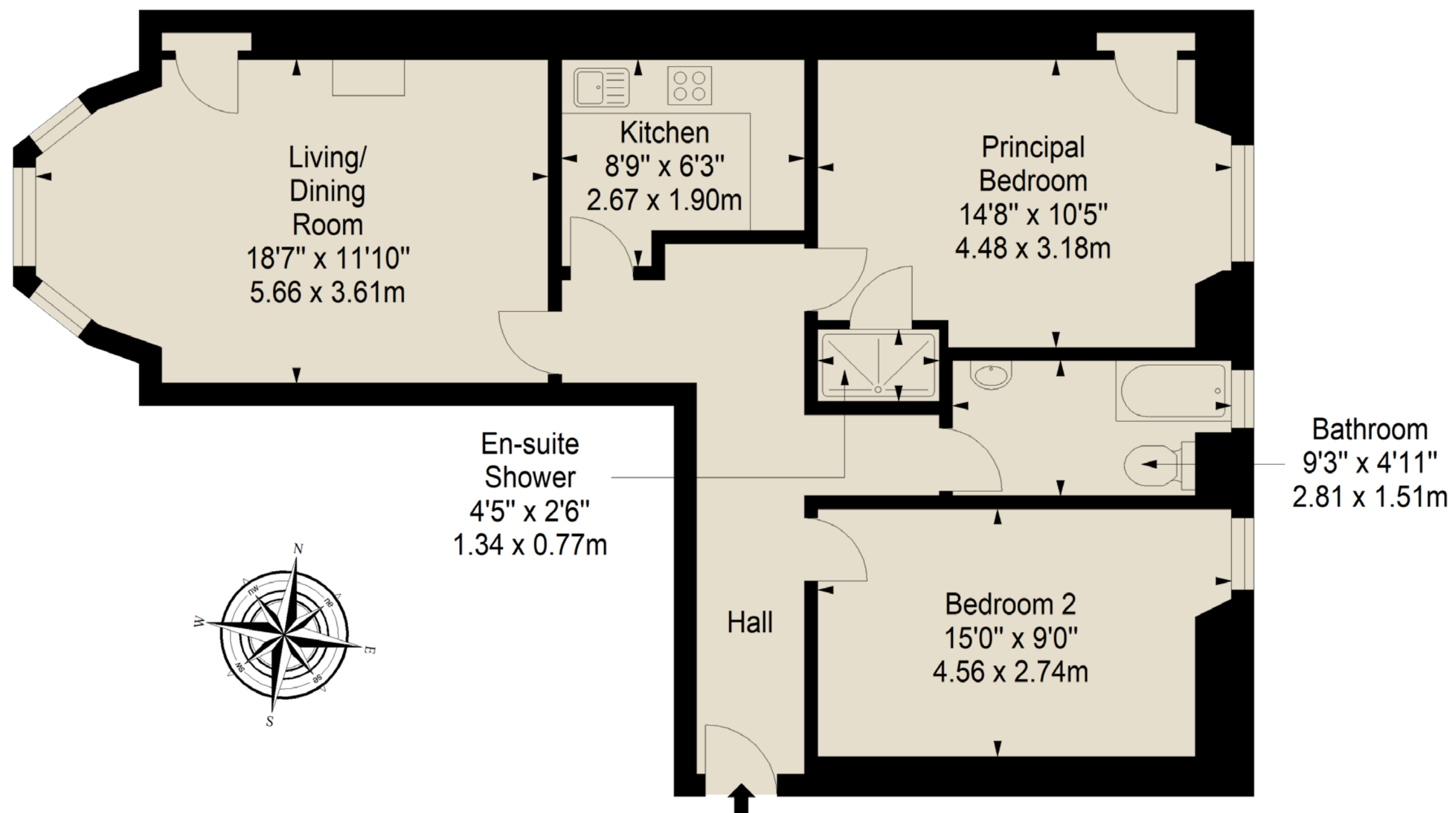
## Location

Edinburgh, EH4 1DT

## Approximate total area:

73.4 sq. metres (790.1 sq. feet)

 - Third Floor





# TRADITIONAL THIRD/TOP-FLOOR FLAT IN STOCKBRIDGE



Perfectly blending contemporary interiors, tasteful décor, and period charm, this two-bedroom, two-bathroom third/top-floor flat is situated in exclusive Stockbridge; a sought-after area of the city that enjoys a quaint village atmosphere. The flat is wonderfully light and airy and is presented in a true move-in condition, sure to appeal to a wide demographic. It benefits from excellent amenities on the doorstep and within enviable easy reach, such as shops, Stockbridge Market (held weekly), schools (the catchment state schools are both within walking distance), transport links connecting across the city, and scenic open spaces, including the Royal Botanic Garden and Inverleith Park.

## GENERAL FEATURES

- Traditional third/top-floor flat in Stockbridge
- Forming part of a handsome tenement building
- Well-presented, tasteful interiors
- Home Report value - £375,000
- EPC Rating - D

## ACCOMMODATION FEATURES

- Secure shared entrance and stairwell
- Airy, inviting hallway
- Generous living/dining room with large bay window and fireplace
- Attractive, modern kitchen
- Two well-proportioned double bedrooms
- One en-suite shower
- Stylish three-piece bathroom
- Gas central heating system
- Traditional sash-and-case windows

## EXTERNAL FEATURES

- Access to a shared garden
- Controlled on-street parking (Zone N3)





# WELCOMING

*you inside*

A secure shared entrance and stairwell take you to the flat's front door on the third/top floor, where an airy, high-ceilinged hallway invites you inside and immediately sets the tone for the interiors to follow with neutral décor and a warm wood floor.



# FULL OF CHARACTER AND PERIOD CHARM





## *An impressive living area!*

The impressive reception room occupies a generous footprint which allows for various configurations of lounge and dining furniture to suit the new owner, and it continues the attractive presentation of the hall with the same décor and flooring. A fireplace (flanked by an Edinburgh press) creates a homely focal point in the space, and beautifully detailed cornicing and a ceiling rose add period charm to the room. A large west-facing window (with a traditional panelled surround) captures sunny afternoon and evening light and creates an ideal space for a dining table and chairs.





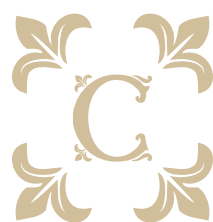
# WELL-APPOINTED, CONTEMPORARY

*cooking zone*





*An attractive, modern kitchen*



T

he kitchen is stylishly appointed with contemporary wall and base cabinets, gleaming black granite worktops, and chic white metro-tiled splashbacks. Neatly integrated appliances comprising an oven, hob, extractor hood, fridge/freezer, and washing machine contribute to the sleek modern finish.





# THE BEDROOMS



## *Two generous and comfortable sleeping areas*

**T**he flat accommodates two wonderfully bright and spacious double bedrooms, both offering plenty of space for freestanding furniture. The bedrooms are both tastefully decorated and one is fitted with warm wood flooring, whilst the principal is carpeted for optimum comfort underfoot.





# THE PRINCIPAL BEDROOM

*The principal bedroom  
also benefits from an en-  
suite shower cubicle with a  
rainfall showerhead.*







# THE BATHROOM

*A stylish, modern washroom*

Finally, a stylish, bright bathroom completes the accommodation on offer, presented with tasteful, earthy toned wall and floor tiling. The bathroom features a bath with a shower attachment, a wall-mounted basin, a floating WC with recessed, illuminated shelving above, and a tall chrome towel radiator.

The flat is kept warm by a gas central heating system.





# GARDENS & PARKING

*Shared outdoor space and permit parking*

Externally, the flat enjoys access to a shared garden, whilst residents' permit parking on Comely Bank Place falls under Zone N3.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.



9/9 Comely  
Bank Place





# 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.



## SCHOOLS

State Schools: Stockbridge Primary School, St Mary’s RC Primary School, Broughton High School, St Thomas of Aquin’s RC High School

Independent Schools: Fettes College, Edinburgh Academy, St. George’s School for Girls

## CULTURE

Scottish National Gallery of Modern Art One, Scottish National Gallery of Modern Art Two, Independent galleries, The Adam Pottery, Stockbridge Library

## SHOPPING

Outstanding Independent retailers and grocers. Supermarkets including Waitrose and Sainsbury’s. Stockbridge Farmer’s Market. Luxury brands at Multrees Walk and George Street in the New Town.

#1

EXCLUSIVE VILLAGE-STYLE LOCATION AT THE FOOT OF THE NEW TOWN

## LOCATION



Stockbridge Colonies conservation area

## TRANSPORT



Bus – 24, 29, X29, 36, 42

Tram Stop – Princes Street (1 miles)

Train Station – Edinburgh, Waverley (1.3 miles)

Airport – Edinburgh International (8.7 miles)



## SPORTS

Edinburgh Academicals Sports Ground, The Grange Club, Glenogle Swim Centre, Dance for All, Balanced Edinburgh

## FOOD & DRINK

Some of Edinburgh’s best Restaurants, Fine Dining, Delis, Pubs, Lounges and Cafés nearby

## PARKS

Royal Botanic Gardens, Inverleith Park, Dean Gardens, The Water of Leith Walk and Cycle way





## 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.