

A photograph of a row of historic stone townhouses in Edinburgh, Scotland. The buildings are multi-storied with many windows and chimneys. In the foreground, there is a cobblestone street with several cars parked along the side. A semi-transparent white box is overlaid on the middle of the image, containing the address text.

# 19 Comely Bank Place Stockbridge Edinburgh EH4 1DT















Spacious main door flat situated in a much sought after prime residential area close to excellent local amenities including both Waitrose and Sainsburys Superstores. Nearby Stockbridge provides a variety of alternative shops, wine bars/bistros and restaurants and the Royal Botanic Gardens and Inverleith Park are also located close by.

The City Centre itself is within walking distance and there are excellent sporting facilities for cricket, tennis and squash enthusiasts at the local Grange and Fettes and Dean Village leisure clubs. There is a wide choice of both primary and secondary schools close by including Fettes, Stuart Melvilles/Mary Erskine and the Academy. Regular bus services run close by giving good access to all parts of the city and major road networks.



Internally the property is in excellent decorative order throughout and benefits from gas central heating, double glazed windows and good storage facilities. The integrated kitchen appliances are included in the sale, other items may be available through separate negotiation.

Private front garden and well maintained and fully enclosed communal garden to the rear.

Resident permit parking is available on application to The City of Edinburgh Council.

## PROPERTY DETAILS

- Entrance Vestibule with original mosaic tiled floor.
- Hall providing access to all rooms. Built in cupboard. Cornice.
- Bay windowed Lounge with windows to front and built in window seats. Working window shutters. Feature fireplace with wooden mantel. Open shelved recess. Decorative cornice. Picture rail.
- Stylish and spacious Dining Kitchen with French doors providing direct access to the rear garden. Integrated gas hob, electric oven and hood. Integrated fridge/freezer and dishwasher. Plumbed for washing machine. Ample granite effect work tops with stainless steel sink with drainer. The original range cooker provides a fabulous feature to the room. Space for large dining table and chairs. Concealed combi boiler (serviced May 2025). The plinth mounted heaters are integrated into the central heating system.
- Large Double Bedroom with window to front. Working window shutters. Cornice.
- Further Double Bedroom with window to rear overlooking garden. Working window shutters.
- Third Bedroom currently used as a Home Office. Window to rear.
- Inner Hall with built in cupboard.
- Family Bathroom with white three-piece suite comprising bath with mixer shower above and shower screen, wash hand basin with vanity units and WC. Heated mirror with light. Extractor. Electric underfloor heating.
- Shower Room with white two-piece suite comprising wash hand basin and WC. Shower compartment with electric shower. Extractor.



Viewing by appointment on 0131 524 3800













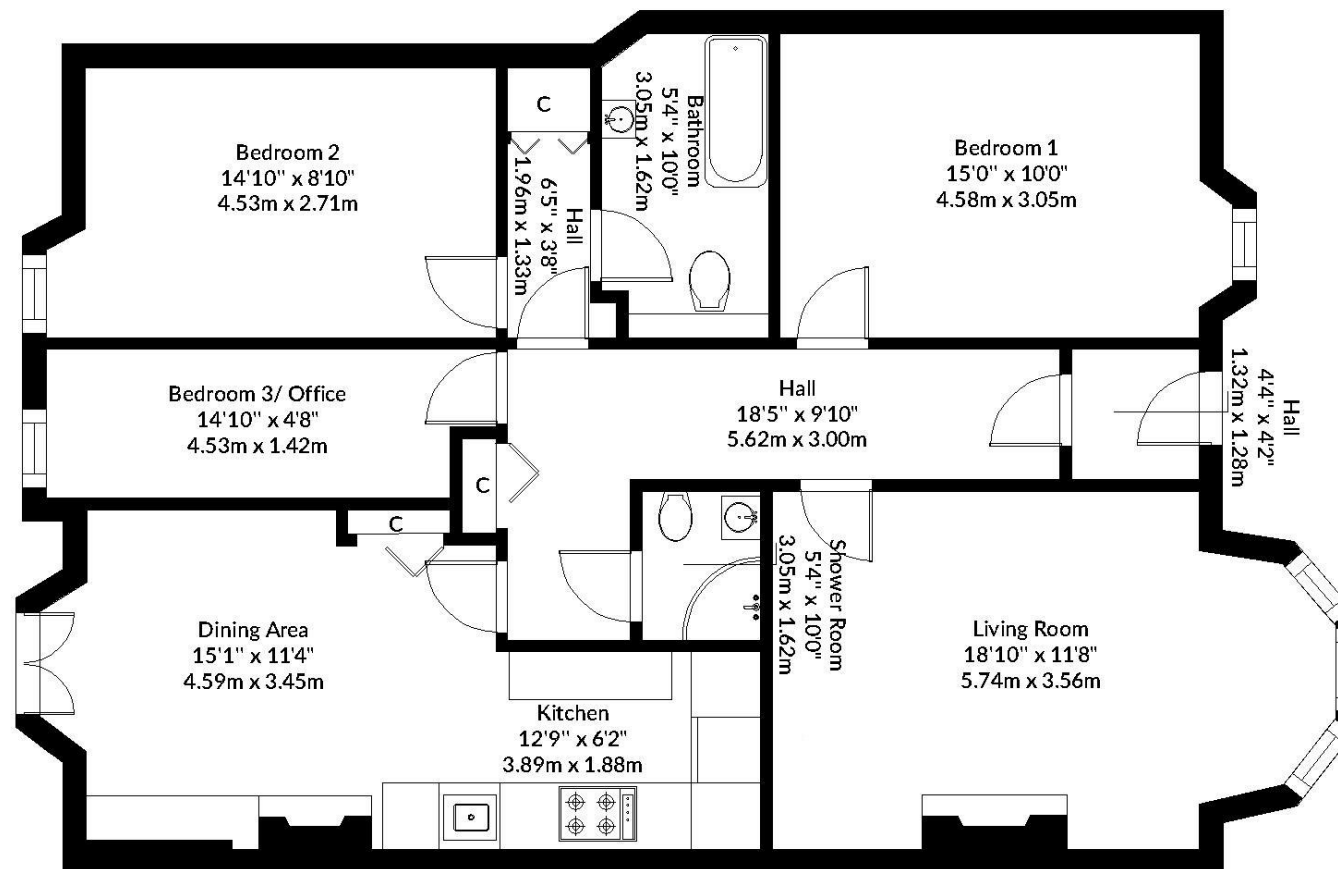
## EXTERNAL

There is a private garden to the front of the property with a hedge providing privacy. The communal rear garden is fully enclosed and features a large lawn bordered with a lovely array of established plants, shrubs and trees.

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- Energy Efficiency Rating - C
- Council Tax Band - E





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This plan is for layout guidance only and is not drawn to scale. whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)  
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\* Please contact us for a free consultation or valuation

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