



Offers Over

£345,000

21/4 Comely Bank Avenue

Comely Bank | Edinburgh | EH4 1EW

Gorgeous and full of period charm, this beautifully presented one-bedroom second floor flat forms part of a handsome Victorian terrace in the ever-desirable Comely Bank area. Perfectly positioned close to superb local amenities, fashionable Stockbridge cafés and boutiques, and excellent transport links, the property will appeal to a range of purchasers including professionals and couples.

-  1 bedroom
-  1 public room
-  1 bathroom
-  1 box room
-  Shared garden
-  On-street parking
-  EPC Band - C
-  Council Tax Band - D



Description

A welcoming hallway with a large storage cupboard and a shelved press leads into the elegant bay-fronted lounge. This impressive space boasts lovely open aspects and retains beautiful period features such as intricate cornicing, an Edinburgh press, and a traditional gas fireplace. The charming kitchen/diner offers an ideal setting for relaxed meals, featuring a range of integrated white goods, real wooden worktops, and under-unit lighting. A partially tiled finish provides easy upkeep, while a dining recess adds character and functionality. The rear-facing double bedroom is well-proportioned, providing room for freestanding furniture and benefitting from an under-window storage cupboard. A versatile box room currently serves as a nursery but could equally be used as a study or dressing room. Completing the home is a modern bathroom, fully tiled with a tiled floor, rainfall shower over bath, and heated towel rail.



Further benefits include gas central heating, double glazing, and a secure door entry system.

Gardens & Parking

Residents can enjoy access to a well-kept communal garden at the rear of the building, and for the car owner, ample on-street permit/metered parking is available.

Extras

Selected fixtures and fittings (excluding light in entrance hall) integrated gas hob, oven, extractor hood, fridge-freezer, dishwasher, and washing machine, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

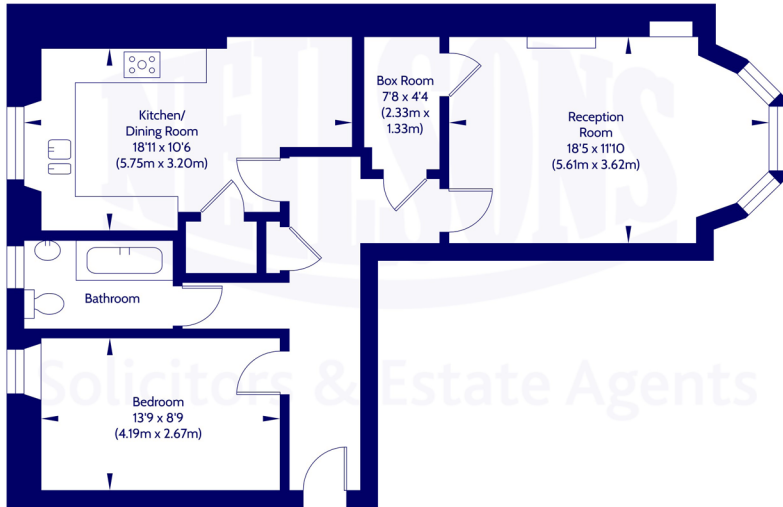
Comely Bank and the neighbouring district of Stockbridge offer a superb choice of speciality shops, fashionable bars, quaint coffee shops, delis and boutiques. Locally there is a Waitrose supermarket on Comely Bank Road itself and a Sainsbury's supermarket and range of retail stores at Craigleith Shopping Park near Blackhall. There is easy access to the Water of Leith Walkway and cycle path, whilst the open spaces of the Royal Botanic Gardens and Inverleith Park are also within walking distance. The Drumsheugh Baths Club is situated nearby in Belford Road whilst the Edinburgh Sports Club, Dean Tennis Club and the Scottish National Gallery of Modern Art are located in the Dean Village. Haymarket rail station is close by, and regular public transport provides swift access in and around the city.





Approx. Gross Internal Floor Area 70 Sq M / 759 Sq Ft.

2nd Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2025 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

