



# 3 (3F1) Comely Bank Road

Stockbridge, Edinburgh, EH4 1DR







Set within the Inverleith conservation area in sought-after Stockbridge, this one-bedroom third/top-floor flat has a highly sought-after location in the capital. It forms part of a traditional building, enjoying spacious accommodation and characterful period features. The home is presented in move-in condition too, with attractive interior design throughout. This is an excellent city residence for professionals and couples, especially with its proximity to fantastic amenities, idyllic green spaces, and regular transport links.

Reached via a shared entrance and stairwell, the flat's front door opens into an inviting hall that offers a lovely introduction. To the right is the living room. Here, a crisp neutral palette is complemented by rich wood details, including the varnished wooden floorboards, timber-framed sash windows offering lovely views of Inverleith Park, and the mantelpiece of the striking feature fireplace. Lavish cornice work highlights the lofty ceiling, whilst a dado and picture rail add to the charming aesthetic. The room is well-proportioned for lounge furniture and it is brightly illuminated too. A shelved recess completes the room.

- Third/top-floor flat in sought-after Stockbridge
- Part of a traditional building
- In the Inverleith conservation area
- Attractive decoration and period features
- Entrance hall to all accommodation
- Living room with a feature fireplace
- Large, well-appointed dining kitchen
- One spacious double bedroom
- Walk-in wardrobe with clothes rails
- 3pc bathroom with overhead shower
- Low-maintenance communal garden
- Controlled permit parking (Zone N3)
- Gas central heating system
- Sash windows and double glazing
- EPC Rating - C









**“Living room with a feature fireplace and a large, well-appointed dining kitchen”**











In the dining kitchen, generous dimensions create a light and airy space, with ample room for a large table and chairs – perfect for lively dinner parties. It echoes the aesthetic of the living area, and is very well appointed with wood-toned base and wall cabinets and matching (downlit) worktops. Slimline splashback tiles finish the look. For added practicality, it comes with a clothes pulley, as well as an integrated oven, gas hob, and concealed extractor. A freestanding fridge/freezer and washing machine are also included. Meanwhile, the double bedroom has spacious proportions and a light-filled ambience. It is enhanced by cheerful decoration and a dado rail, which adds texture to the space. The bedroom is supplemented by a walk-in wardrobe, which is accessible from the hall and living area. It comes complete with shelving and clothes rails. Finishing the home is a neutrally decorated and white-tiled bathroom, equipped with a three-piece suite and overhead shower. The property has gas central heating, alongside traditional sash windows to the front and double-glazing to the rear (in the kitchen and bathroom).

Outside, there is a large, low-maintenance communal garden that is perfect for socialising with the neighbours. Conveniently, controlled permit parking is also available (Zone N3)

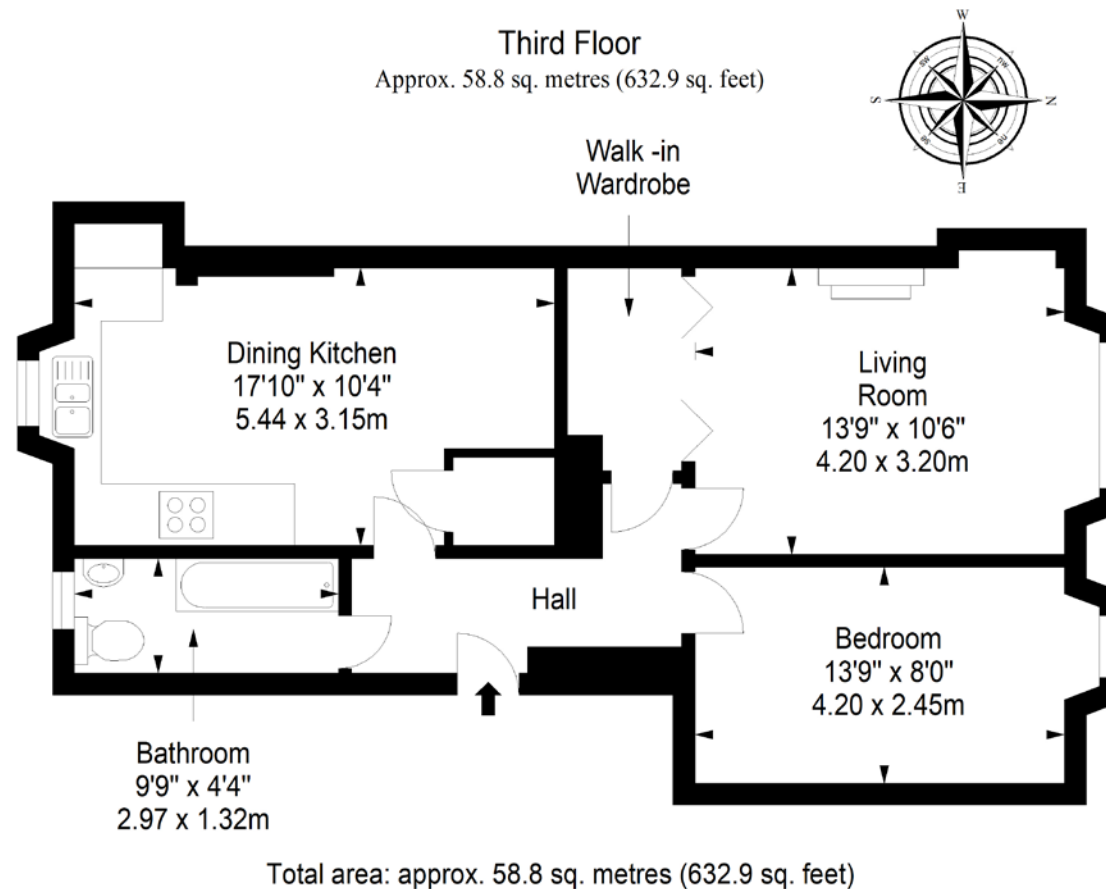




## Stockbridge, Edinburgh

Known as Edinburgh's urban village, the desirable city district of Stockbridge hosts a charming selection of artisan shops, art galleries and boutiques, as well as fashionable eateries, cafes and homely pubs. The popular Stockbridge market is held every Sunday, selling fresh produce, handmade crafts and global street food. Local supermarkets include a Sainsbury's and a large Waitrose, whilst nearby Craigleith Retail Park houses an array of retail outlets and a further supermarket. Lying on the edge of Edinburgh's prestigious New Town, Stockbridge is just a 15-minute walk to the city centre and the main shopping areas of Princes Street and George Street. Within Stockbridge, scenic outdoor spaces are in abundance with the Water of Leith walkway, leading to nearby Dean Village and The Scottish National Gallery of Modern Art, country-style Inverleith Park with its panoramic city views and the Royal Botanic Garden. For indoor recreation, the Glenogle Swim Centre provides beautifully-restored Victorian swimming baths, a state-of-the-art gym and regular fitness classes. Outstanding private and state schooling options are available locally. The area is well-served by frequent bus services running across the city, whilst Waverley train station is easily accessible by foot.

# Floorplan



Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, a freestanding fridge/freezer, and a washing machine to be included in the sale.

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