



31 Comely Bank Street

Stockbridge, Edinburgh, EH4 1AR


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Welcome to an outstanding main-door ground-floor city flat that forms part of a traditional tenement building in prestigious Stockbridge. This immaculate southwest-facing two-bedroom (plus box room) residence is finished to an exceptionally high standard, featuring carefully curated interior design and high-end finishings for a true move-in condition. Period details and characteristic high ceilings add to the home's strong appeal, along with a generously appointed dining kitchen and three-piece bathroom. Stylish, sophisticated, and spacious, this refined city home will be in very high demand.

The flat's private front door opens into a charming vestibule with traditional floor tiles. It flows through to a central hall, lined with four-panel wooden doors, neutral décor, and varnished wooden floorboards – a wonderful introduction that comes complete with a large store and a walk-in cupboard. The living room is on the left, continuing the sumptuous aesthetic for an inviting and sophisticated ambience. This room is further heightened by period cornice work and a beautiful focal-point fireplace. A southwest-facing bay window floods the room in natural light as well. In addition, there is a press cupboard and a handy box room for creative use.

- A ground-floor city flat in move-in condition
- Part of a traditional tenement building
- Located in prestigious Stockbridge
- Sophisticated interior design throughout
- Period features and modern finishings
- Private main-door entrance
- Tiled vestibule and central hall
- Southwest-facing living room with bay window
- Shaker-inspired dining kitchen with garden access
- Two spacious double bedrooms
- A box room, a store, and a walk-in cupboard
- Modern bathroom with overhead shower
- Communal garden that is laid to lawn
- Controlled permit parking (Zone N3)
- Gas central heating and double glazing
- EPC Rating - C





“Shaker-inspired dining kitchen with garden access”







In the dining kitchen, a Shaker-inspired design and suave colour palette create an enticing environment. It is a stylish look that incorporates ample cabinet storage and luxurious worksurfaces. It also features a clothes pulley, French doors to the shared garden, and undercabinet lighting for ambient moods. It comes with a gas range cooker and seamlessly integrated appliances (fridge/freezer, dishwasher, and washing machine).

Meanwhile, the two double bedrooms maintain the high standards and impeccable styling. Both rooms enjoy a light and airy ambience and a spacious footprint, laid with plush carpeting. The principal bedroom (with a feature fireplace) is to the southwest-facing front, whilst the second bedroom enjoys views over the shared garden. A modern bathroom finishes the home, providing a quality three-piece suite enveloped by attractive tile work. It features a toilet, a pedestal washbasin, a towel radiator, and a bath with an overhead shower. Gas central heating and double glazing ensure year-round comfort.



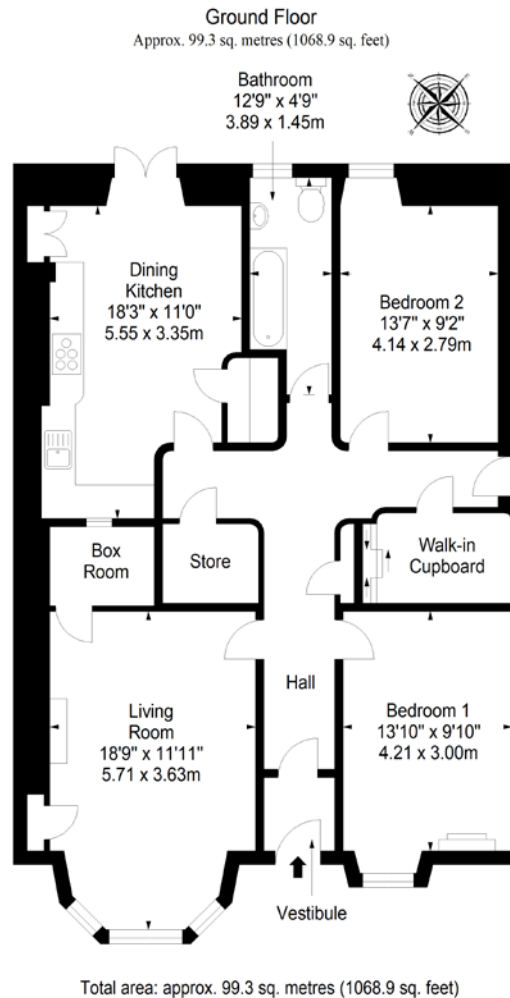
Outside, there is a lawned communal garden for relaxing in the sun. Conveniently, residents also have access to controlled permit parking (Zone N3).

Extras: all fitted floor and window coverings, light fittings, a gas range cooker, and integrated kitchen appliances to be included in the sale.

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 Sainsburys 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



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