

COULTERS[©]

PF3, 13 COMELY BANK ROW

COMELY BANK, EDINBURGH, EH4 1EA

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Quietly positioned to the rear of the building sits the gorgeous, stylishly presented 13 (PF3) Comely Bank Row. Forming part of a traditional Victorian tenement building, the property is in move-in condition, offering immensely attractive, well-proportioned accommodation in the sought after area of Comely Bank.

The beautiful sitting room has delightful views over the well-maintained shared garden offering plenty of space for both a comfortable lounge area and separate dining area.

KEY FEATURES



Stylish, well presented ground floor flat, quietly positioned to the rear of the building.



Beautiful double bedroom with fitted wardrobes.



Attractive, well maintained shared garden.



Resident's permit holder parking.



Located in Edinburgh's sought after Comely Bank.



An array of independent retailers and local amenities within walking distance.



EPC Rating - D



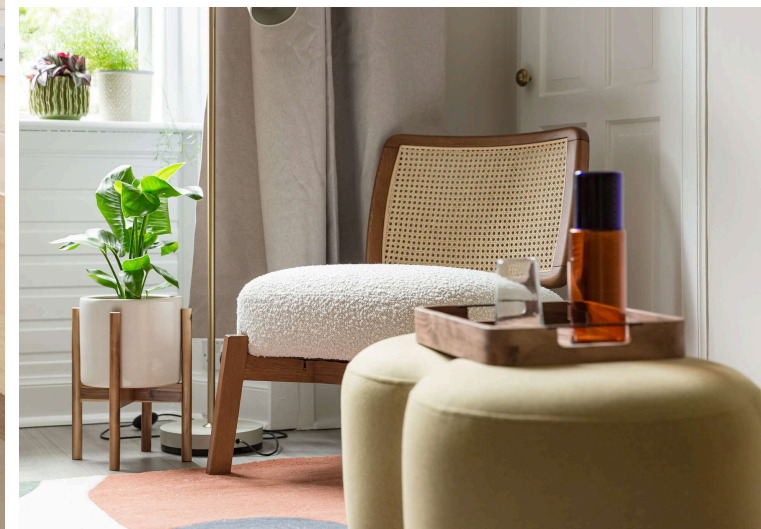
Council Tax Band - C



A modern fitted kitchen is located off the sitting room, fitted with wall and base mounted cabinetry which incorporates an electric hob, oven, washing machine and fridge/freezer.

Also positioned to the rear, the delightful, spacious double bedroom also enjoys an outlook over the gardens. Storage is well catered for in the form of fitted mirrored wardrobes which bounce light into the room.

The bathroom comprises; bath (with shower over), WC and wash hand basin, completing the internal accommodation. Heating and hot water are provided by gas central heating and there is double glazing.





THE LOCAL AREA

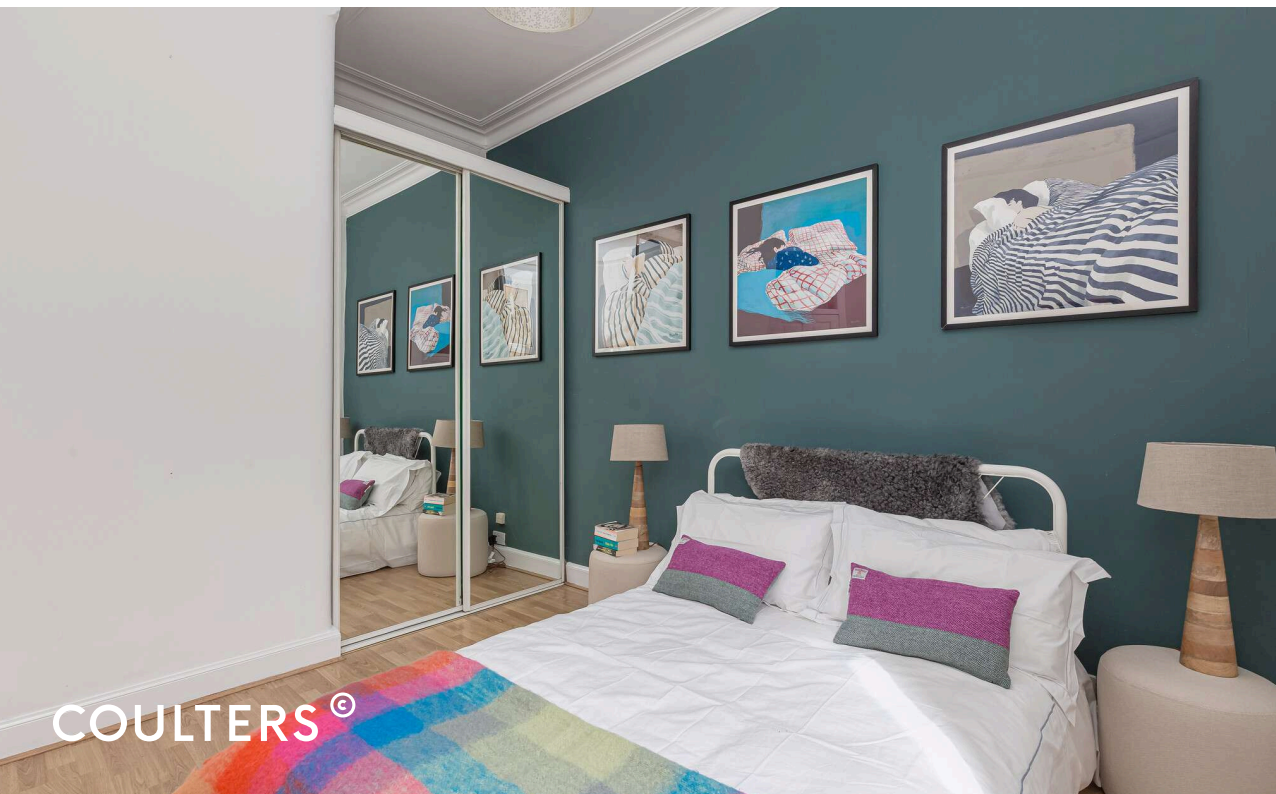
A pleasant stroll from the city centre, Comely Bank is conveniently nestled between vibrant Stockbridge and the residential area of Craigleith. There is a fantastic choice of local amenities on its doorstep including, boutiques, galleries, independent shops, butchers, fishmongers and well renowned cheesemongers. The weekly Sunday Stockbridge market is popular with many in the city, as are the local bars and eateries. The stunning Royal Botanic Garden and Inverleith Park are a pleasant walk away as is the picturesque Water of Leith. Other recreational pursuits include Glenogle Swim Centre, and the historic Grange Sports Club offering tennis, cricket, squash and hockey.

Everyday shopping needs are well-catered for by a large Waitrose in Comely Bank along with Craigleith Retail Park which offers more extensive shopping with a wide variety of retail stores including a large Sainsbury's supermarket and Marks and Spencer.

Whilst highly accessible by foot, the area is well-served by regular bus services to the City Centre, Waverley & Haymarket Train Stations, Edinburgh Bus Station, and the tram link to Edinburgh International Airport.

EXTRAS

All light fittings, fitted flooring and integrated appliances are included in the sale price. The mirror in the bedroom by the window will not be included in the sale. Some additional items may be available by separate negotiation.

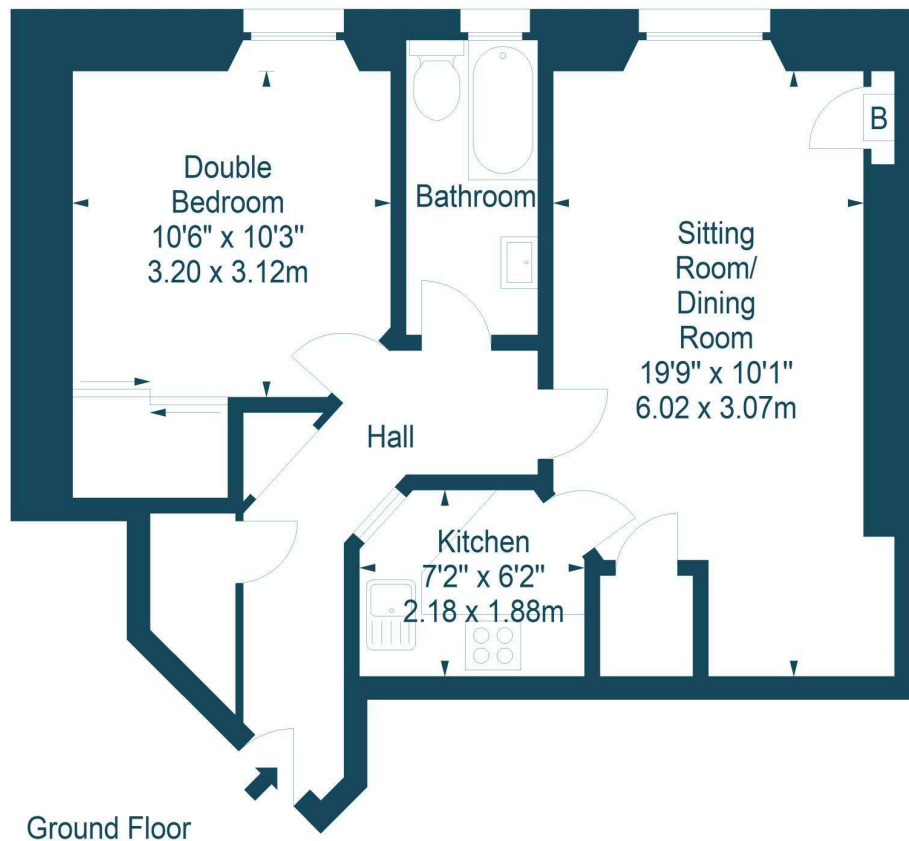




Comely Bank Row,
Edinburgh, EH4 1EA



Approx. Gross Internal Area
525 Sq Ft - 48.77 Sq M
For identification only. Not to scale.
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GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.