

95/3 COMELY BANK ROAD

STOCKBRIDGE, EDINBURGH, EH4 1BJ

Traditional first-floor flat in exclusive Stockbridge, offering flexible accommodation including one/two reception rooms, one/two bedrooms, a kitchen, and a bathroom, plus access to a well-maintained shared garden and residents' permit parking.



TABLE OF CONTENTS



— The property expert behind the personalised service

MARK CULLERTON

Mark Cullerton is a highly respected figure in the Scottish property industry, renowned for his exceptional market acumen and unwavering commitment to integrity. With over 35 years of experience, he has built a loyal client base who value his unrivalled industry expertise and transparent, straightforward approach. Since its founding in 2017, Cullerton's Estate Agents & Property Consultants has earned multiple top industry awards—a testament to the bespoke, highly personalised service that Mark and his team provide across all aspects of property sales.

Mark Cullerton



08

Welcome to 95/3 Comely Bank Road
Offering flexible accommodation including one/two reception rooms

04 Floorplan

08 The property

10 The entrance

12 Family/dining room

16 Kitchen



12
Family/dining room



20
The bedrooms

20 Bedrooms

26 Bathroom

28 Gardens & parking

30 The area



Property Name

95/3 Comely Bank Road

Location

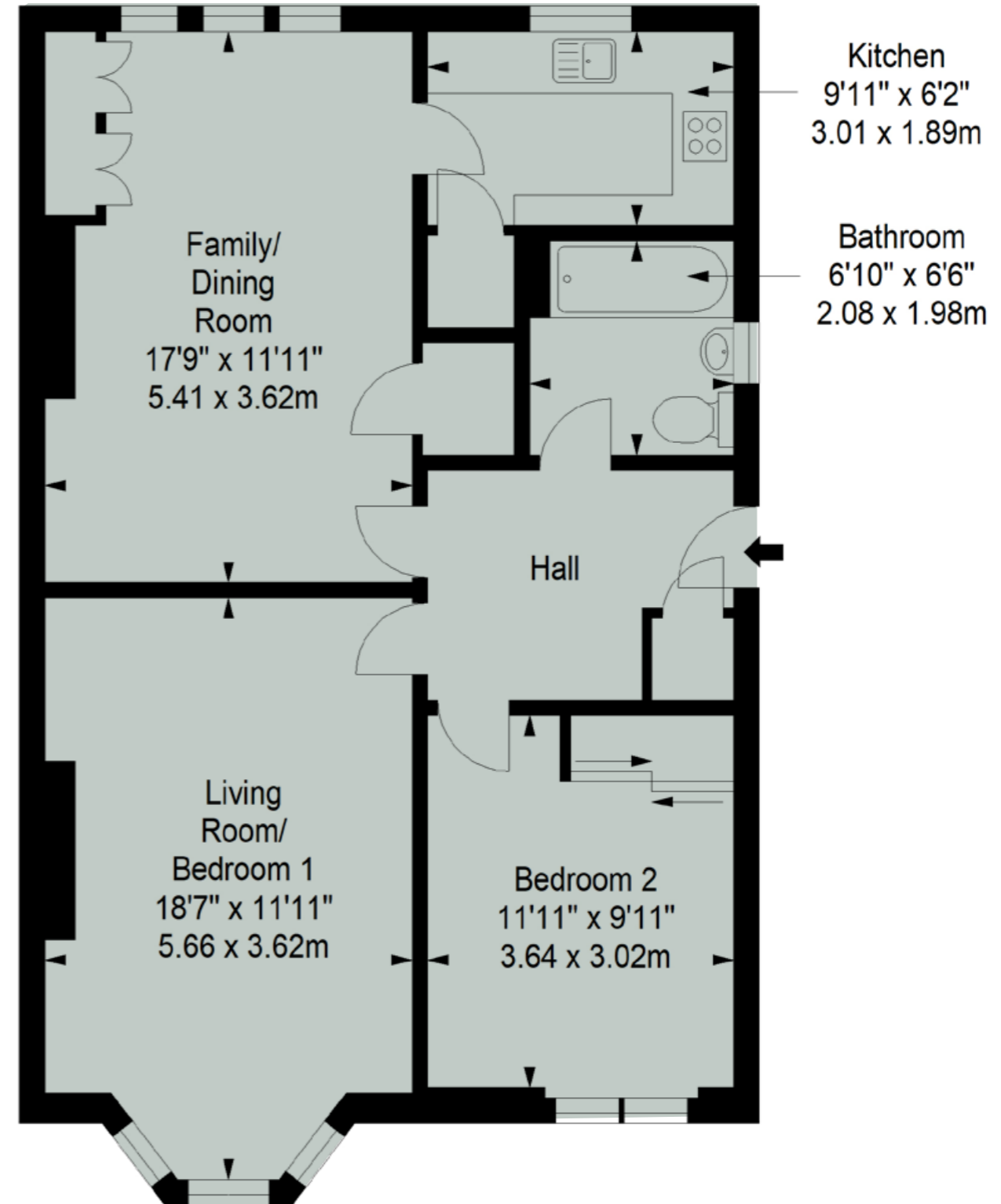
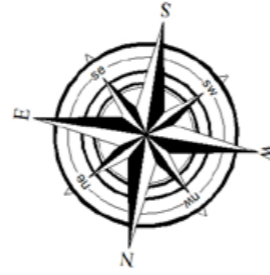
Stockbridge, EH4 1BJ

Approximate total area:

71.6 sq. metres (770.7.x sq. feet)

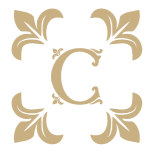


First Floor





95/3 Comely
Bank Road



BEAUTIFULLY

presented first-floor flat in Stockbridge



Representing a fabulous city home, this two-bedroom traditional first-floor flat enjoys an exclusive Stockbridge location and is beautifully presented with a perfect blend of modern fixtures and fittings, tasteful décor, and characterful features. The flat boasts outstanding amenities on the doorstep and within easy reach, including the Royal Botanic Garden and Inverleith Park just a short stroll away, as well as an eclectic selection of shops, cafés, coffee shops, and eateries, Stockbridge Market, state and independent schools, and transport links connecting across the city. Furthermore, the very heart of the capital is just over a mile away.

GENERAL FEATURES

- Traditional first-floor flat in exclusive Stockbridge
- Beautifully presented interiors and period features
- Home Report value - £370,000
- EPC Rating - C

ACCOMMODATION FEATURES

- Secure shared entrance and stairwell
- Welcoming hall with built-in storage
- Large, bay-fronted living room/double bedroom
- Spacious, south-facing family/dining room
- Attractive, modern kitchen
- Second double bedroom with built-in wardrobe
- Stylish, contemporary bathroom with shower-over-bath
- Gas central heating and double glazing

EXTERNAL FEATURES

- Access to a beautifully maintained shared garden
- Controlled on-street parking (Zone N3)

WELCOME

*An inviting entrance to
an appealing city home*

A secure shared entrance and stairwell take you to the flat's front door on the first floor, where you are welcomed inside by an airy, inviting hall with built-in storage, giving the first glimpse of the attractive interiors to follow with pared-back grey décor and warm wood-styled flooring.



LARGE & CHARACTERFUL

Living space

Situated to the rear of the property and enjoying an enviably sunny south-facing aspect overlooking the shared garden is a generous family/dining room, offering ample space for configurations of lounge and dining furniture and accompanied by cupboard storage.





SPACIOUS AND SOUTH-FACING

with direct kitchen access

The room is decorated in crisp-white and soft pink hues, enhanced by parquet-effect flooring, a picture rail, and cornicing, with a beautiful fireplace (flanked by fitted shelving) creating a focal point around which furniture can be arranged. The reception room also benefits from direct access to the kitchen.



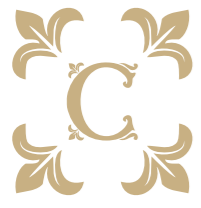
KITCHEN

Beautifully appointed, modern cooking zone





The beautifully styled kitchen is well-appointed with chic grey Shaker-inspired cabinets, framed by wood-styled worktops and sleek white metro-tiled splashbacks. A selection of neatly integrated appliances contributes to the modern finish, comprising an oven, an induction hob, an extractor fan, a fridge, and a dishwasher. The kitchen also features a clothes pulley and a built-in cupboard housing a washing machine.



BEDROOMS





Two flexible and homely bedrooms

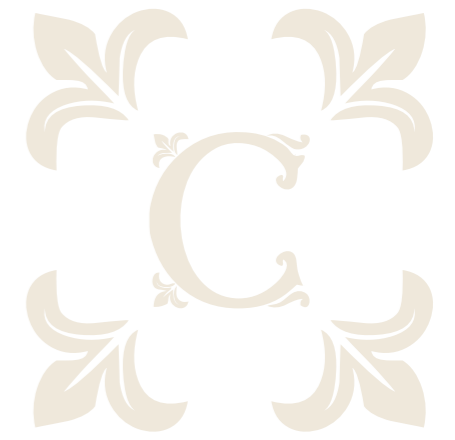
The flat accommodates two bright and spacious double bedrooms. The larger of the two is currently being utilised as a living room, highlighting the home's versatility, and enjoys a wonderfully light and airy atmosphere owing to a generous footprint, a large bay window, and a high ceiling adorned with classic cornicing. The room enjoys a stylish blend of bold and soft décor, paired with a painted wood floor and an attractive fireplace flanked by a large fitted bookcase.



The second bedroom is elegantly presented with navy-blue décor and elegant accent wallpaper, enhanced by a comfortable fitted carpet, and it is supplemented by a large built-in wardrobe with sliding doors.



BATHROOM



Attractive and modern

Completing the accommodation on offer is a stylish bathroom, comprising a bath with an overhead shower and a glazed screen, a basin set into vanity storage, and a WC.

The flat is kept warm by a gas central heating system and benefits from double-glazed windows.



Well-maintained shared garden and residents' permit parking

Externally, the flat benefits from access to a spacious and beautifully maintained shared garden with a large, manicured lawn and a wealth of leafy trees and established shrubs. Controlled on-street parking on Comely Bank Road falls under Zone N3.

Extras: All fitted floor coverings, light fittings (except family/dining room), integrated kitchen appliances, and washing machine will be included in the sale. The window coverings are available by separate negotiation.



Cosmopolitan Stockbridge offers a quaint village atmosphere at the heart of the capital

Adjacent to the prestigious New Town and an easy fifteen-minute stroll from the city centre, cosmopolitan Stockbridge offers a quaint village atmosphere at the heart of the capital. Its bustling main street, which is a few minutes' stroll from the property, features a vibrant blend of exclusive boutiques and independent retailers, which are supplemented by a Waitrose supermarket, an M&S food hall and the weekly farmers' market. Known for its buzzing social scene, Stockbridge village has the perfect venue for every occasion, from trendy bars and award-winning restaurants, to cosy traditional pubs and coffee shops. Stockbridge residents are spoiled for choice when it comes to enjoying the great outdoors, with some of the capital's most

beloved green spaces, including Inverleith Park and the Royal Botanic Garden Edinburgh. For sport and fitness enthusiasts, there is no shortage of gyms and sports clubs, including The Grange Club for cricket, hockey, squash and tennis, or Glenogle Swim Centre, with its restored Victorian swimming baths and state-of-the-art gym. Schooling is provided locally at Flora Stevenson Primary School, followed by Broughton High School, and the area is also well-placed for a choice of independent schools. Stockbridge is served by a vast network of bus and cycle routes across the city centre, and is also an easy stroll from the Princes Street tram stop and Edinburgh Waverley station.

SCHOOLS

State Schools: Flora Stevenson Primary School, Broughton High School

Independent Schools: Fettes College, Edinburgh Academy, St. George's School for Girls

CULTURE

Scottish National Gallery of Modern Art One, Scottish National Gallery of Modern Art Two, Independent galleries, The Adam Pottery, Stockbridge Library

SHOPPING

Outstanding Independent retailers and grocers. Supermarkets include Waitrose, the M&S food hall and Sainsbury's. Stockbridge Farmers Market. Luxury brands at Multrees Walk and George Street in the New Town

#1

EXCLUSIVE VILLAGE-STYLE LOCATION AT THE FOOT OF THE NEW TOWN

LOCATION



Stockbridge

TRANSPORT



Bus – 24, 29, X29, 36, 42

Tram Stop – West End (1.1 miles), Princes Street (1.2 miles), Haymarket (1.3 miles)

Train Station – Haymarket (1.3 miles)

Airport – Edinburgh International (7.2 miles)



SPORTS

Edinburgh Academicals Sports Ground, The Grange Club, Glenogle Swim Centre, Dance for All, Balanced Edinburgh

FOOD & DRINK

Some of Edinburgh's best Restaurants, Fine Dining, Delis, Pubs, Lounges and Cafés nearby

PARKS

Royal Botanic Gardens, Inverleith Park, Dean Gardens, The Water of Leith Walk and Cycleway

— *Where truly bespoke service is the cornerstone of our ethos*

WELCOME TO CULLERTON'S

At Cullerton's, every client enjoys the dedicated expertise of a seasoned consultant who personally oversees the sale or purchase of their property from inception to completion—without exception.

Whether buying, selling, developing, or investing, we provide unwavering representation at every stage. Our distinguished team of consultants, coupled with our multiple award-winning service, is further enhanced by the finest marketing materials in the Scotland — ensuring our clients gain a distinct advantage in an ever-evolving international property market.

To discover how our bespoke, high-level service can best assist you, we warmly invite you to visit our office on St Stephen Street, Stockbridge. Alternatively, for a discreet and confidential consultation, one of our consultants would be delighted to meet with you at a time of your convenience.

— *Contact us*

74 St Stephen Street, Edinburgh, EH3 5AQ
0131 225 5007
info@cullertonsproperty.co.uk
www.cullertonsproperty.co.uk



— *Property Consultant*

MARK CULLERTON



For further information on this property, or to arrange a viewing, contact Mark, who will be delighted to assist you.

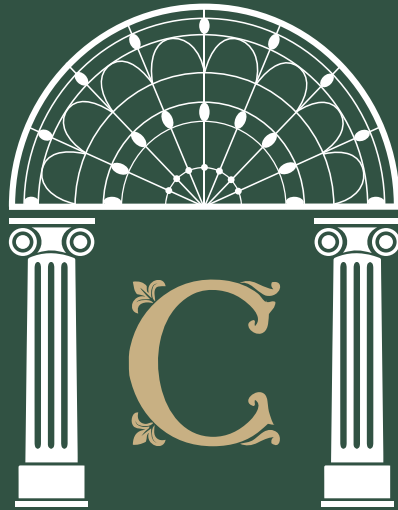
07931 378008
mark@cullertonsproperty.co.uk

— *About Mark*

Mark Cullerton is a highly respected figure in the Scottish property industry, renowned for his exceptional market acumen and unwavering commitment to integrity. With over 35 years of experience, he has built a loyal client base who value his unrivalled industry expertise and transparent, straightforward approach.

Since its founding in 2017, Cullerton's Estate Agents & Property Consultants has earned multiple top industry awards—a testament to the bespoke, highly personalised service that Mark and his team provide across all aspects of property sales.

Mark lives in Blackhall with his family and is, at heart, a devoted family man. Warm, sociable, and down-to-earth, you will find him in his kitchen, where he loves nothing more than cooking up a storm for family and friends. Whether spending quality time at home, running around after one of his three sons, or teeing off with friends, Mark brings the same spirit of care and connection to all he does.



CULLERTON'S

ESTATE AGENTS | PROPERTY CONSULTANTS

74 ST STEPHEN STREET, EDINBURGH, EH3 5AQ

0131 225 5007

WWW.CULLERTONSPROPERTY.CO.UK

INFO@CULLERTONSPROPERTY.CO.UK



SCAN TO DISCOVER MORE

DISCLAIMER: These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.