



COMELY BANK PLACE

Edinburgh, EH4



THIS ARCHITECTURALLY DESIGNED AWARD-WINNING PROPERTY IS LOCATED IN COMELY BANK.

A striking main door three-bedroom home with patio and garden access.



Local Authority: The City of Edinburgh Council

Council Tax band: E

Tenure: Freehold

Offers Over: £700,000



DESCRIPTION

Upon entering the property is the impressive double height living area with a log burner. This open-plan living area leads into the kitchen, boasting a Bulthaupt stainless steel island, Vipp stand alone units from Copenhagen and Miele appliances. These bespoke kitchen furnishings are complemented by underfloor heating to give a wonderful feeling to the living areas. Also on the ground floor is a double bedroom with an anthracite microcement finished bathroom.





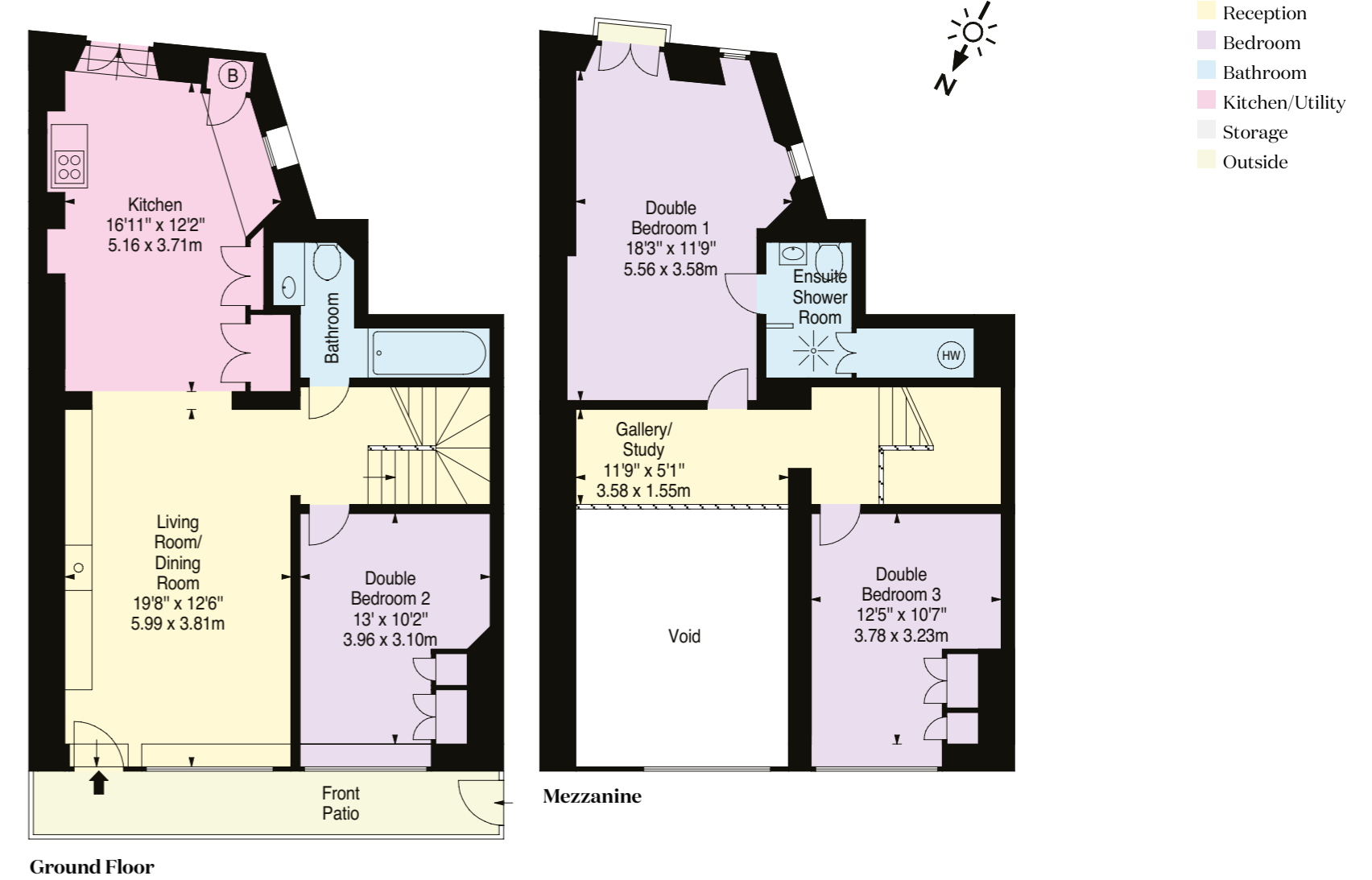


The first floor is accessed via metal-perforated stairs. The hallway has a space for desk, ideal for remote a home office, and overlooks the living area. Off the hallway leads to two further bedrooms; one double, and the Principal bedroom with en suite shower room and French doors overlooking the shared garden.



Externally there is immediate access to a patio area directly from the kitchen via double French doors and there is access to a well maintained shared garden at the rear. An owner can apply for a residents' parking permit to Edinburgh City Council.





Approximate Gross Internal Area
1306 Sq Ft - 121.33 Sq M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Financial Guarantee/Anti Money Laundering: All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

I would be delighted
to tell you more.

Rosi Dow

0131 222 9600

rosi.dow@knightfrank.com

Knight Frank Edinburgh

80 Queen Street, Edinburgh

EH2 4NF

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by KF Scotland Ltd., in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither KF Scotland Ltd, nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of KF Scotland Ltd. 2. Material Information: Please note that the material information is provided to KF Scotland Ltd, by third parties and is provided here as a guide only. While KF Scotland Ltd, has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2026. Photographs and videos dated May 2026. All information is correct at the time of going to print. KF Scotland Ltd is a limited company registered in Scotland with registered number 120/NE78008. Our registered office is 41 Charlotte Square, Edinburgh, EH2 4HQ. KF Scotland Limited is an independently owned member of the Knight Frank Network operating under licence from Knight Frank LLP.