

COULTERS<sup>©</sup>

# 2 (2F1) COMELY BANK ROW

COMELY BANK, EDINBURGH, EH4 1DY

 1 BED  1 BATH  1 PUBLIC





## TAKE A LOOK INSIDE

Forming part of a traditional Victorian tenement, 2 (2fl) Comely Bank Row is a bright and well proportioned 1 bedroom second floor flat situated in the heart of the highly desirable residential area of Comely Bank within close proximity of all the amenities of cosmopolitan Stockbridge and the City Centre.

Internally, the property offers delightful accommodation with the benefit of many period features, a shared garden to the rear and on-street zoned residents' permit parking.

## KEY FEATURES



Delightful, well presented second floor flat



Bright, well proportioned double bedroom



Shared garden to the rear



Permit parking available



Peacefully located in the heart of Comely Bank



Independent shops, cafes and restaurant nearby



EPC Rating - D



Council Tax Band - D





The accommodation, which is accessed via a secure shared entrance, comprises - hall with a storage cupboard off; bright sitting room/dining room/kitchen fitted with base and wall mounted units, all appliances and a large storage cupboard off; double bedroom 1 overlooking the front of the property; and bathroom fitted with a bath with shower above, wc and wash hand basin.



## THE LOCAL AREA

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 independant shops, butchers, fishmongers and well renowned cheesemongers. The stunning Royal Botanic Garden and Inverleith Park are a pleasant walk away as is the picturesque Water of Leith.

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

## EXTRAS

All fitted carpets, fitted floor coverings, curtains, light fittings, the gas hob, oven, fridge/freezer, microwave and washing machine are included in the sale price.

**HOME REPORT VALUATION: £240,000**



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**Comely Bank Row,  
Edinburgh, EH4 1DY**



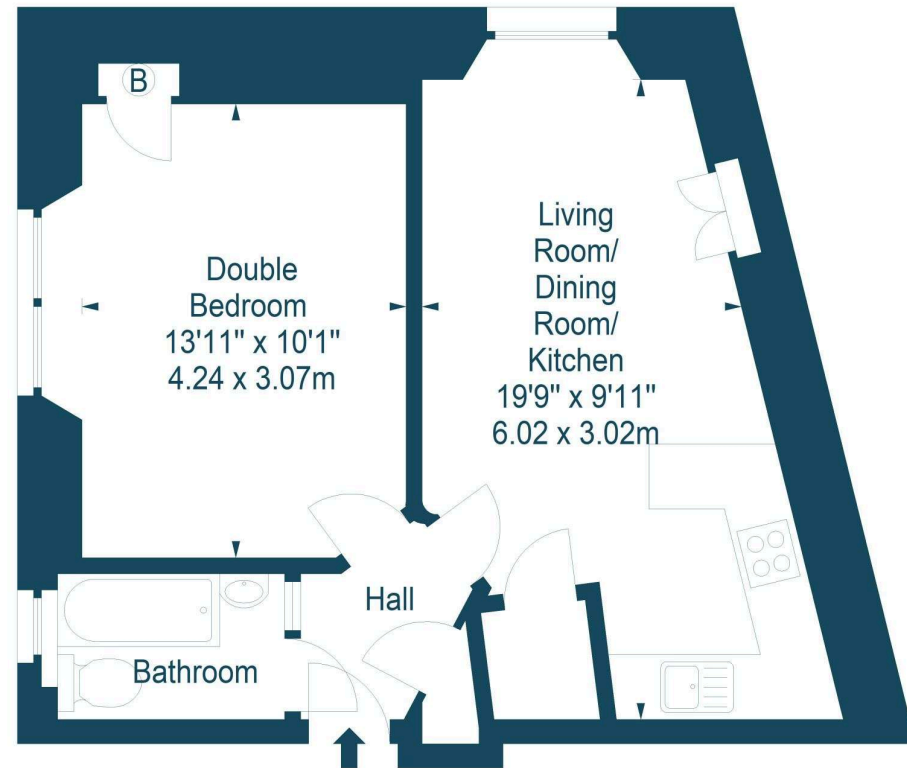
**SquareFoot**

Approx. Gross Internal Area

433 Sq Ft - 40.23 Sq M

For identification only. Not to scale.

© SquareFoot 2026



Second Floor

## 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.