

COMELY BANK

161 COMELY BANK ROAD
EH4 1BQ



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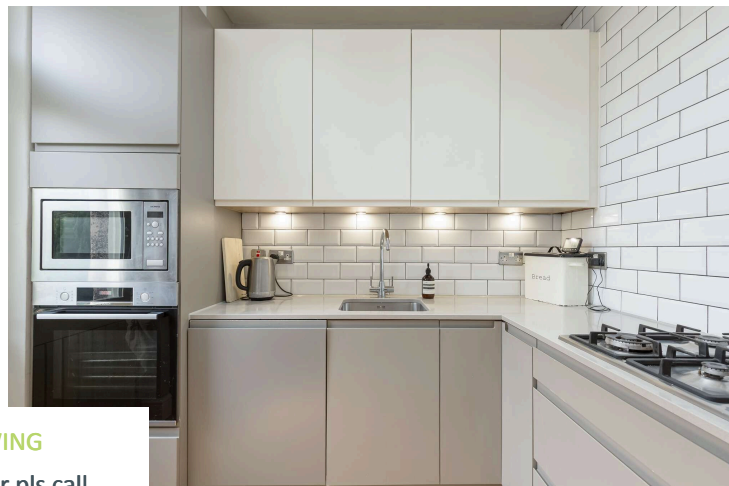
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EPC RATING: D

OFFERS OVER £395,000

PROPERTY DESCRIPTION

- Open hallway with laundry cupboard
- Spacious living area with feature gas fireplace & fitted shelving. Open plan to the dining area, ideal for entertaining
- Superb modern kitchen with wide range of taupe & white matte handleless units with integrated appliances
- Principal double bedroom with fitted wardrobes & dressing table area
- Second double bedroom with fitted wardrobes
- Third single bedroom/study with storage
- Fully tiled contemporary bathroom with bath with mains shower over, wall hung sink, wc & chrome heated towel rail
- Gas central heating from boiler located in the kitchen with designer radiators throughout
- Upvc double glazed windows
- Retained period features including panel doors, stripped wood floors, fireplace, shelving & cornicing
- Paved front garden surrounded by hedging for privacy
- South facing, sunny private rear garden with paved patio area & large lawn, surrounded by metal railings, shrubs & trees.
- Residents' permit parking in the street

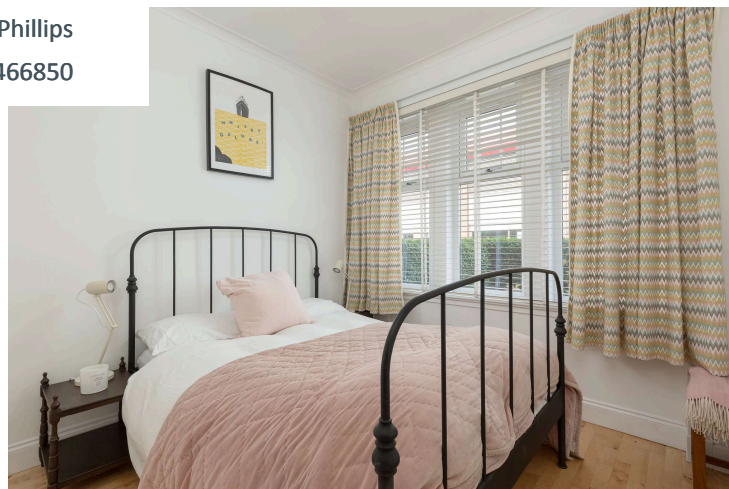
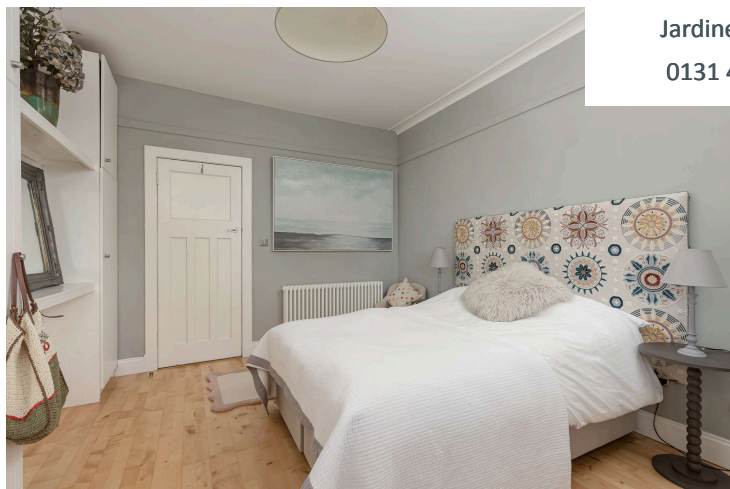


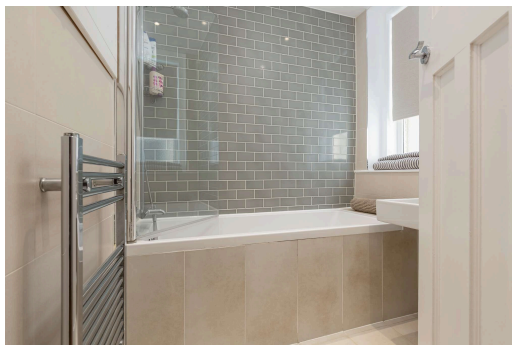
VIEWING

Sun 2-4 or pls call

Jardine Phillips

0131 4466850





STUNNING THREE BED MAINDOOR FLAT WITH PRIVATE GARDENS IN EXTREMELY POPULAR COMELY BANK

This stylish ground floor apartment has been beautifully upgraded to provide impeccable accommodation, comprising a large open plan living/dining/kitchen with wide range of handleless fitted units, two double and one single bedrooms, a contemporary bathroom, handy utility cupboard and private gardens front & rear. Located in the heart of Comely Bank with all the amenities of Stockbridge on your doorstep, the wide open spaces of Inverleith Park nearby and easy access into the city centre, this would make a perfect home for professionals, downsizers or a young family.

AREA

Comely Bank is an extremely popular, affluent area within a brisk walk or short bus ride of Edinburgh city centre. The property is ideally situated for access to all the local amenities, including a Waitrose supermarket directly opposite, and neighbouring Stockbridge offers an excellent range of independent stores, bookshops, coffee shops, bars & restaurants. Craigleith Retail Park is also a short distance away providing a wider array of retail outlets. Inverleith Park, Dean Gardens and the Royal Botanic Gardens are all close by, together with the Water of Leith walkway and Glenogle swim centre provides a beautifully restored Victorian swimming baths, a state-of-the-art gym & fitness classes. The property is in the catchment for well renowned

schools, including Flora Stevenson & St Mary's RC Primary Schools and Broughton & St Thomas of Aquin's RC High Schools. There are numerous buses running from the main road both into and out of town.

EXTRAS

The blinds, light fittings, gas hob, oven, microwave, dishwasher, fridge freezer, washing machine and tumble drier are included in the sale.

HOME REPORT VALUATION
£450,000

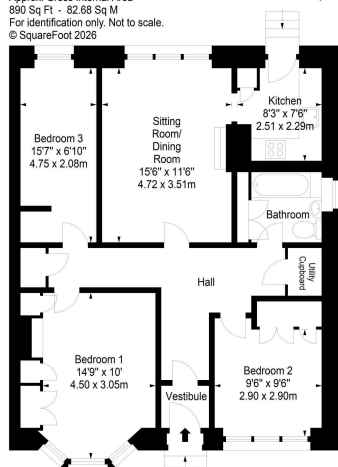


Living/dining room	4.72 x 3.51m (15'6" x 11'6")
Kitchen	2.51 x 2.29m (8'3" x 7'6")
Bedroom 1	4.50 x 3.05m (14'9" x 10')
Bedroom 2	2.90 x 2.90m (9'6" x 9'6")
Bedroom 3	4.75 x 2.08m (15'7" x 6'10")

Comely Bank Road, EH4 1BQ



Approx. Gross Internal Area
890 Sq Ft - 82.68 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor

Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

