



**CULLERTON'S**

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# FLAT 9 16 COMELY BANK PLACE

STOCKBRIDGE, EDINBURGH  
EH4 1DU



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VIEWINGS: BY APPOINTMENT  
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## Property Summary

Introducing a traditional one-bedroom (plus box room) third-floor city flat which has large rooms with elegant styling, original features, and high-quality finishings throughout. The property further boasts a beautiful reception area and a premium breakfasting kitchen fitted with a central island, as well as high-end integrated appliances and luxury worktops. It also has a traditional-inspired bathroom with a freestanding (claw-footed) bath and a drenching overhead rainfall shower. Located in the heart of Stockbridge, this exceptional flat will be highly sought after.

This property has approved planning permission for extension into the attic to form 2 bedrooms and a shower room. Follow this link - <https://citydev-portal.edinburgh.gov.uk> using the reference 22/O4852/CLP

All flat sections of the common roof were recently replaced with a 20 year guarantee in place, in addition to which a chimney was repointed.

Extras: all fitted floor and window coverings, light fittings (excepting the kitchen light fitting), and integrated kitchen appliances (induction hob with built-in extractor, double oven, fridge/freezer, dishwasher, and washing machine) to be included in the sale.

## Features

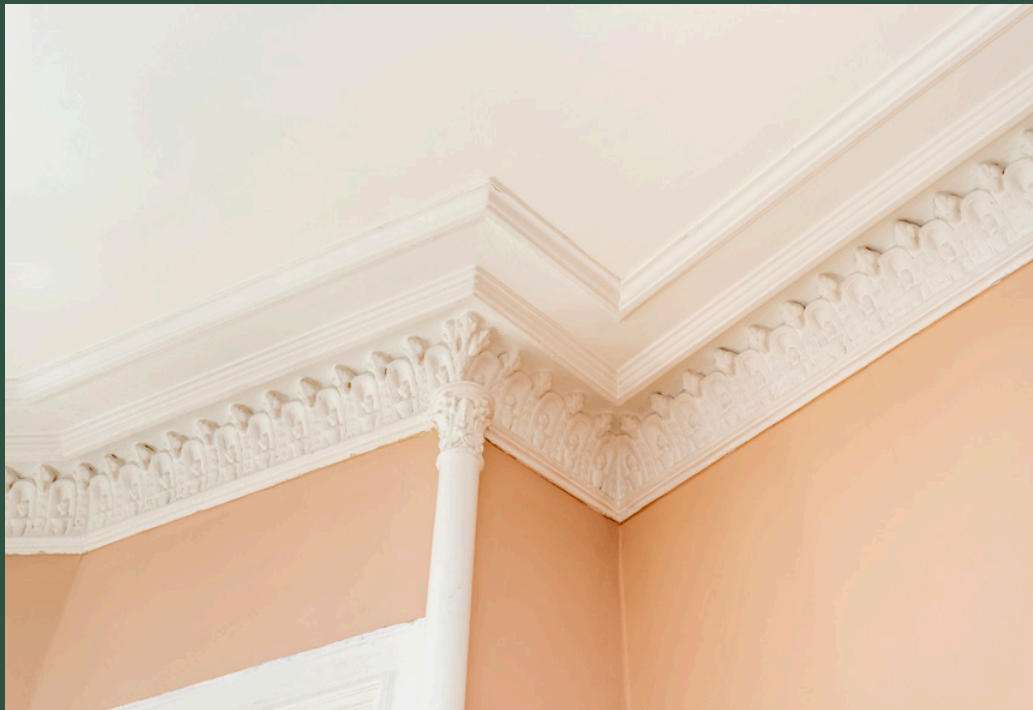
- Third-floor city flat with stylish interiors
- Part of a handsome traditional building
- Highly sought-after location in Stockbridge
- Welcoming hall with walk-in storage
- Elegant living/dining room with bay window
- Shaker-inspired breakfasting kitchen
- Bright and spacious double bedroom
- Versatile box room/nursery/office
- 3pc bathroom with overhead shower
- Communal rear garden
- Controlled permit parking (Zone N3)
- Gas central heating and sash windows
- Home Report Value - £370,000





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*Elegant living/dining room with bay window and a shaker-inspired breakfasting kitchen*





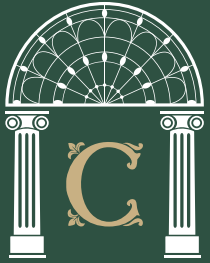


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*Bright and spacious double bedroom  
and a versatile box room/nursery/  
office*







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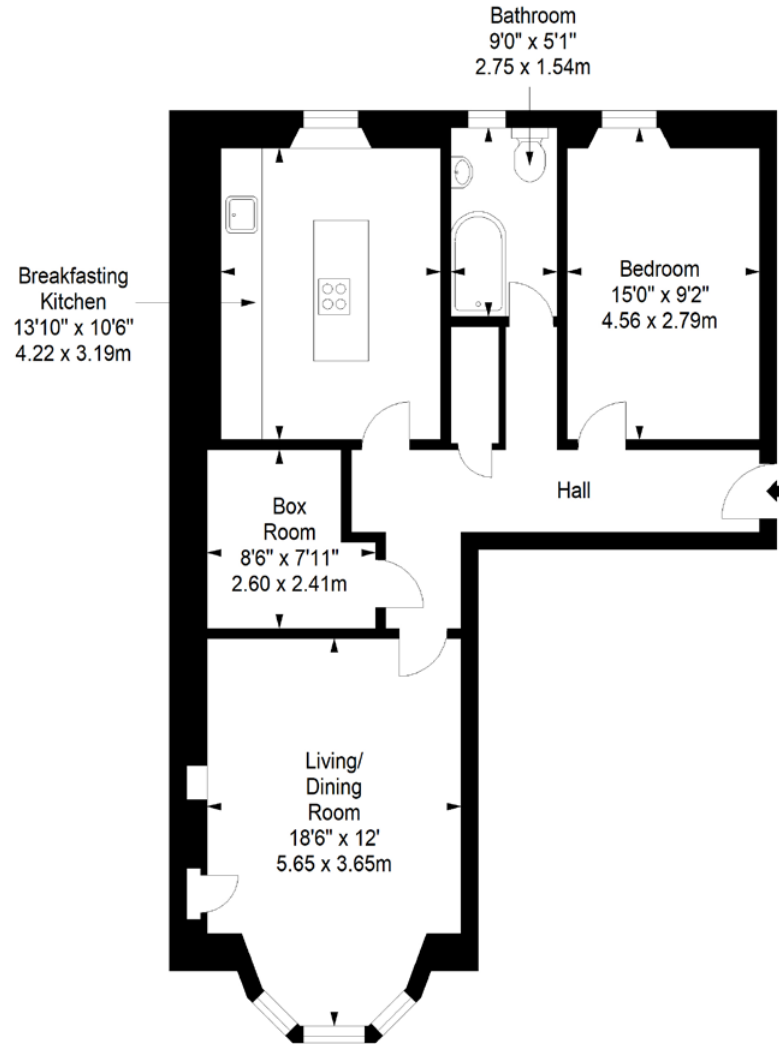
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**DISCLAIMER**

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.

**Third Floor**  
Approx. 69.8 sq. metres (751.3 sq. feet)



Total area: approx. 69.8 sq. metres (751.3 sq. feet)