



  
Solicitors & Estate Agents  
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25/4 Comely Bank Road

STOCKBRIDGE, EDINBURGH, EH4 1DS



# THE LOCATION

## STOCKBRIDGE

Comely Bank neighbours the better-known city centre area of Stockbridge and shares in all its benefits, offering arguably the city's best suburban locations for lifestyle and amenities on your doorstep.

Within a short walking distance of the property, there is a Waitrose supermarket with ample parking, with a smaller Scotmid and Sainsbury's store both open late in the heart of Stockbridge. There are also many unique locally owned stores in Stockbridge, as well as banking and Post Office services.

The city centre is a short walk via the Dean Bridge or through Stockbridge itself, no more than fifteen minutes walk to the key shopping and business districts of Edinburgh. Frequent bus services pass through Comely Bank, with Princes Street often less than five minutes away. Flora Stevenson Primary and Broughton High School are both nearby, as it is also within walking distance of the highly regarded private school, Fettes College.

With Inverleith Park virtually on your doorstep, the Royal Botanic Gardens adjacent and the Water of Leith walkway all within short walking distance, visit the local traders market on a Sunday for an Artisan treat at the end of a pleasant stroll. The area boasts some of the best bars and restaurants in Edinburgh for both eating and refreshment.





# THE PROPERTY

25/4 COMELY BANK ROAD

An excellent opportunity has arisen to acquire this highly desirable three bedroom first floor flat, well located within the popular Comely Bank area of Edinburgh. Viewing of this property is highly recommended.

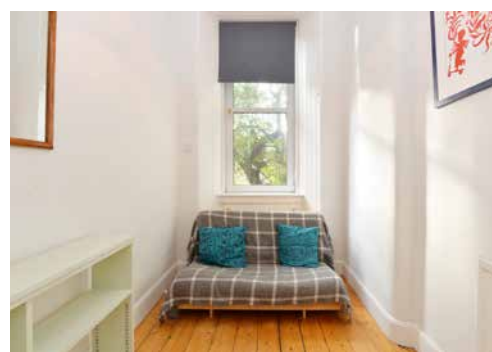
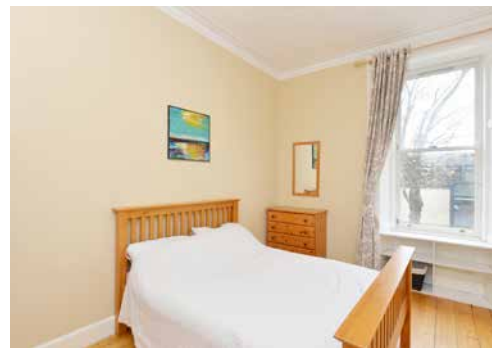
Internally this accommodation is in excellent decorative order, briefly comprising; entrance hallway with a cloak cupboard, a bright and spacious sitting room with a large bay window, period cornice, an Edinburgh press cupboard and a gas stove.

There is also a fully fitted, partially tiled kitchen benefiting from an integrated four-ring gas hob/oven, extractor hood, dishwasher.

Two large double bedrooms offer ample space for various free-standing furniture configurations along with a third single bedroom. There is also a three-piece, partially tiled bathroom with two handy chrome towel radiators.

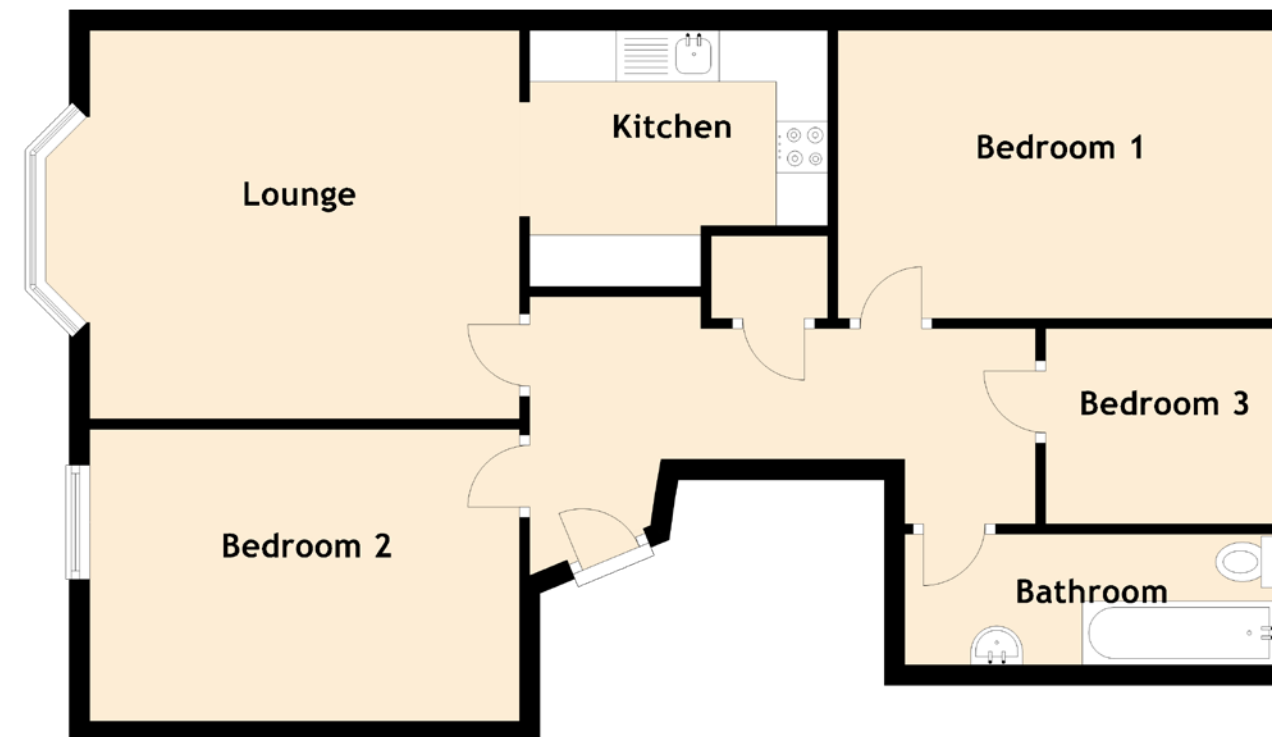
This property also benefits from high ceilings, gas central heating and single glazed sash and case windows throughout, secure door entry system, a communal garden to the rear of the property, accessed via the stairway and more than adequate permit parking, with residents permits available at a small annual fee.





# Specifications & Details

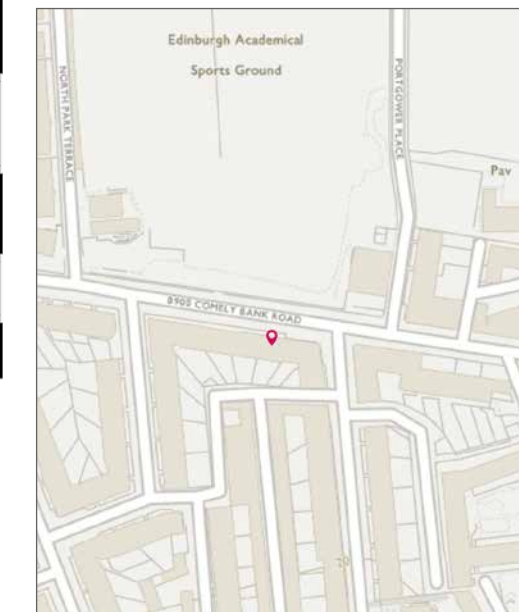
## FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Lounge	4.18m (13'9") x 3.78m (12'5")
Kitchen	2.90m (9'6") x 2.49m (8'2")
Bedroom 1	4.30m (14'1") x 2.80m (9'2")
Bedroom 2	4.11m (13'6") x 2.84m (9'4")
Bedroom 3	2.28m (7'6") x 1.90m (6'3")
Bathroom	3.56m (11'8") x 1.27m (4'2")

Gross internal floor area (m<sup>2</sup>): 72m<sup>2</sup>  
EPC Rating: C





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