



COMELY BANK ROAD

Edinburgh, EH4

# A BEAUTIFULLY PRESENTED FOUR- BEDROOM APARTMENT

With open-aspect views over Raeburn Place, set within one of Stockbridge's most desirable addresses.

		
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Permit		C

Local Authority: The City of Edinburgh Council

Council Tax band: E

Tenure: Freehold

Offers Over: £650,000



# DESCRIPTION

This elegant second-floor apartment forms part of an attractive Victorian corner tenement and offers a superb blend of period character and contemporary refinement. The property is exceptionally light throughout, benefitting from its elevated position and generous bay windows overlooking the open expanse of Raeburn Place.

The sitting room is a highlight of the home, an impressive, beautifully proportioned space featuring ornate cornicing, a decorative fireplace and a broad bay window that frames the treetop aspect. This room offers an ideal setting for both relaxed living and more formal entertaining.

The kitchen has been thoughtfully modernised, combining sleek cabinetry with high-quality appliances and ample workspace. Its dining area is perfectly suited to everyday family meals, while a separate utility space provides further practicality and keeps the main kitchen area neatly organised.



There are four comfortable double bedrooms, each with its own charm. The principal bedroom is especially striking, with refined décor, bespoke fitted wardrobes and a large bay window that floods the room with natural light. The remaining bedrooms are all generously sized, with one incorporating extensive built-in cabinetry and a workstation, making it perfectly suited to guests, children or home-working. A further bedroom features a period fireplace and tree-lined views towards Raeburn Place.

Two contemporary shower rooms, both finished to a high standard, serve the accommodation. Each is bright, well-appointed and designed with modern living in mind.

Residents benefit from access to a well-kept communal garden at the rear whilst there is residents permit parking available.

Comely Bank Road sits at the very heart of Stockbridge, one of Edinburgh's most vibrant and sought-after neighbourhoods. A wealth of independent shops, artisan cafés, specialist food stores and acclaimed restaurants are all on the doorstep, while Inverleith Park, the Water of Leith Walkway and the Royal Botanic Garden are just a short stroll away. Excellent transport links and proximity to the city centre underline the outstanding convenience of this location.

This is a beautifully finished, generously proportioned home offering refined living in one of the capital's most desirable settings, a rare opportunity in the Stockbridge market.

## LOCATION

Comely Bank is one of Edinburgh's most desirable residential districts, bordering both Stockbridge and the West End, and lying approximately one mile from Princes Street. The area enjoys a vibrant village atmosphere while offering immediate access to the amenities of the wider city.

Stockbridge and Comely Bank provide an excellent selection of independent shops, artisan cafés, bars and bistros, many of which line the main route leading directly into the New Town.



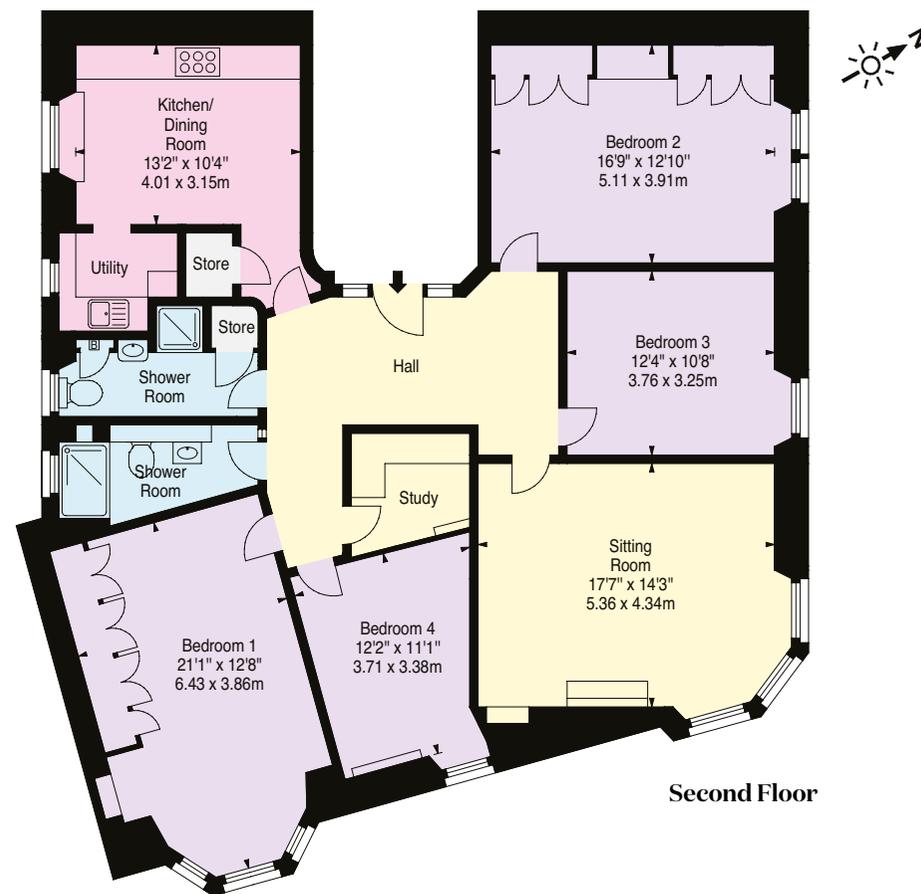
Everyday conveniences are equally well catered for, with a large Waitrose just a five-minute walk from the property. For more extensive retail options, Craighleith Retail Park is just a five-minute drive away and is home to major retailers such as M&S and Sainsbury's.

The area is particularly well served for leisure and green space. Inverleith Park is only a three-minute walk from the property, while the Royal Botanic Garden can be reached in around twelve minutes on foot. The Water of Leith walkway, Dean Village and the Scottish National Gallery of Modern Art offer further opportunities for walking and recreation, all within easy reach. For sports enthusiasts, the Edinburgh Academicals rugby ground is situated directly opposite the property, and The Grange Club – offering tennis, hockey, squash and cricket – is just a five-minute walk away.

Schooling in the area is excellent. The property falls within the catchment for Flora Stevenson Primary School and Broughton High School, both around a six-minute walk. Some of Edinburgh's leading independent schools, including Fettes College, The Edinburgh Academy, Stewart's Melville, Mary Erskine's and St George's, are all a short drive away.

Comely Bank also benefits from superb transport connections. The city's financial district, together with both Waverley and Haymarket railway stations, are easily accessible, while the tram network provides a direct link to Edinburgh Airport. All are within comfortable reach on foot, by public transport or by car, ensuring exceptional convenience for commuters and travellers alike.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area  
1614 Sq Ft - 149.94 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.

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I would be delighted  
to tell you more.

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