

43-45 COMELY BANK PLACE
EDINBURGH



This architecturally designed award-winning property is located in Comely Bank, next to Stockbridge and Edinburgh's New Town.

Description

Designed by award-winning property developer Cabins in the City, this duplex apartment was completed in mid-2022. Since then it has been finalised in a number of UK and international architecture and design awards including Dezeen and Architects Journal. In 2022 it won the Scottish Design Awards Interior Design category, and in 2023 was one of 13 properties finalised in the Royal Incorporation of Architects Scotland (RIAS) Awards.

Upon entering the property is the impressive double height living area with a log burner. This open-plan living area leads into the kitchen, boasting a Bulthaup stainless steel island, Vipp standalone units from Copenhagen and Miele appliances. These bespoke kitchen furnishings are complemented by underfloor heating to give a wonderful feeling to the living areas. Also on the ground floor is a double bedroom with an anthracite microcement finished walk in shower room.

The first floor is accessed via metal-perforated stairs. The hallway has a desk, allowing for remote working, and overlooks the living area. Once you have admired this aerial view, this hallway leads to two further bedrooms; one double, and the Master bedroom with ensuite shower room and French doors overlooking the shared garden.

Contents: Fitted carpets and blinds are included in the sale. All furniture, electrical appliances and lighting are available to purchase by separate negotiation.

Exterior

Immediate access to a patio area and there is access to a well maintained shared garden at the rear. An owner can apply for a residents parking permit to Edinburgh City Council.



Location

The apartment is located in the prestigious Comely Bank area of Edinburgh, which lies adjacent to Stockbridge and is a 10 minute walk from the New Town, Princes Street. The immediate area comprises a wide range of high-end independent shops, bars and restaurants. There is also Waitrose supermarket within a 5-minute walk. The apartment is conveniently positioned for Inverleith Park for walking and sport, Dean Park and the Royal Botanic Gardens. The Westwoods Health Club within Fettes College is also close by, comprising a gym, fitness studio and 25m swimming pool.

In addition to Fettes College, other top independent schools within walking distance of the property include The Edinburgh Academy, Stewarts Melville and Mary Erskines. The property is also in the catchment for Flora Stevenson Primary School and Broughton High School. An efficient public transport network operates to most parts of the city, and the Edinburgh City Bypass and main motorway networks are within easy reach.

Property information

EPC: D

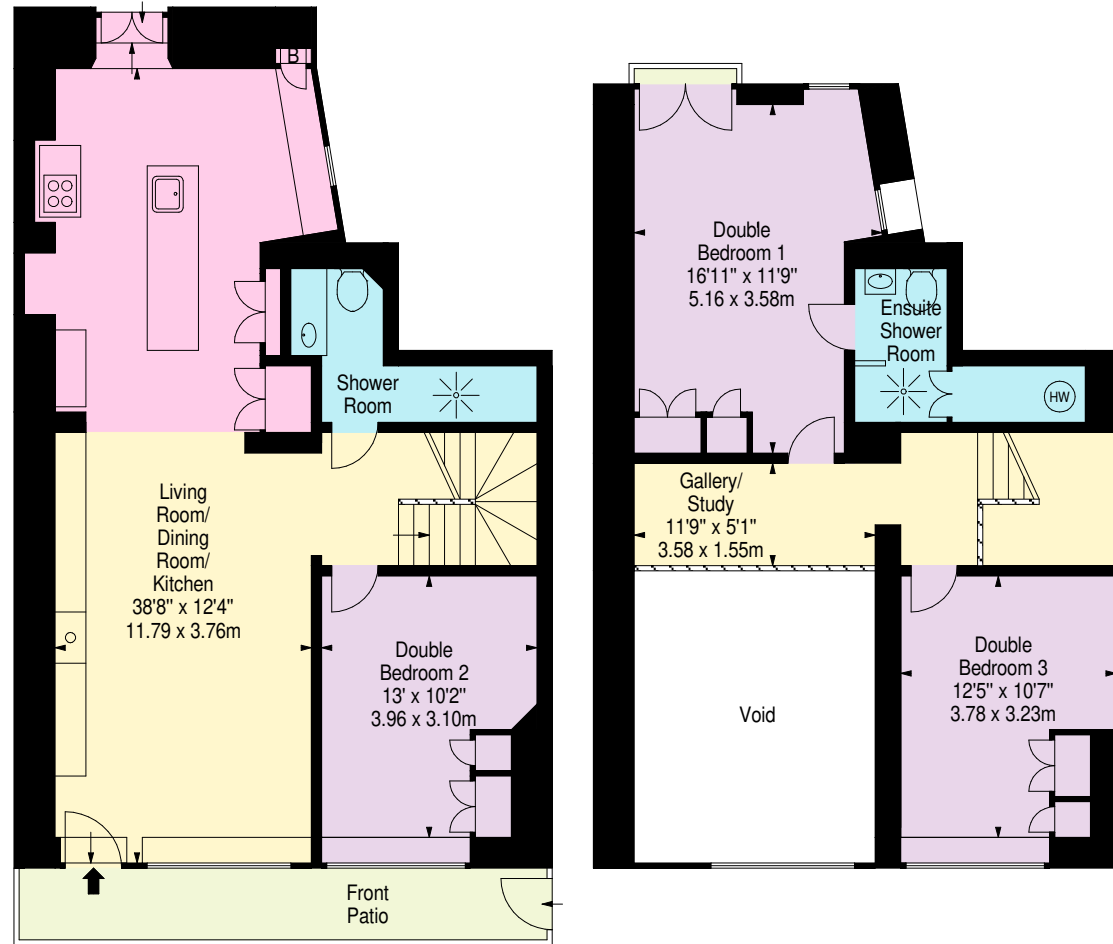






Total Area = 121.14 sq m / 1,304 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor

Mezzanine

Knight Frank Edinburgh

80 Queen Street,

Edinburgh,

EH2 4NF

knightfrank.co.uk

I would be delighted to tell you more

Rosi Dow

0131 222 9610

Rosi.dow@knightfrank.com

Neil Scott

0131 222 9620

Neil.scott@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated [February 2024]. Photographs and videos dated [February 2024].

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