



9/8, Comely Bank Row, Comely Bank
Edinburgh, EH4 1EA



A beautiful first floor flat which offers a delightful home quietly situated to the rear of a traditional tenement in the sought after area of Comely Bank

 1 Bed  1 Bath  1 Reception

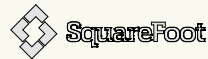
A beautiful first floor flat quietly situated to the rear of a traditional tenement located in the sought after area of Comely Bank, within walking distance of the City Centre. This superb property offers a delightful home which blends period features with contemporary finishes. In brief the accommodation comprises; hall with storage cupboard, sitting room with dining recess to the rear and utility cupboard, fully fitted kitchen located off the sitting room, double bedroom with built in storage and window overlooking the garden, and bathroom with white suite.

Features

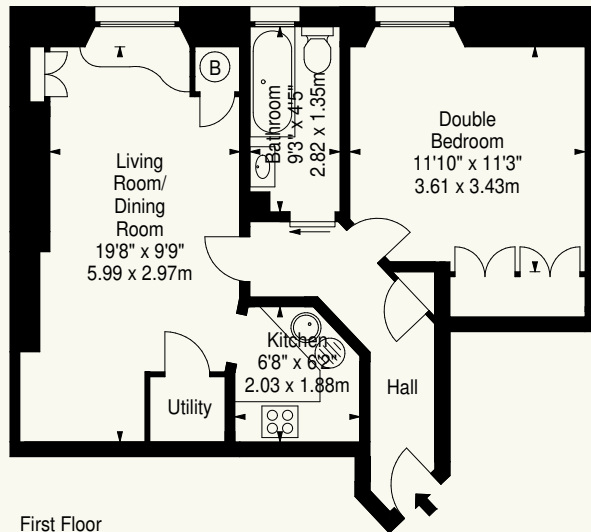
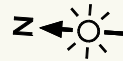
- Hall with storage cupboard
- Sitting room/dining room
- Fully fitted kitchen
- Double bedroom
- Bathroom
- Gas central heating
- Double glazing
- Residents permit parking
- Communal garden
- EPC Rating C

Fixed Price £265,000

Comely Bank Row,
Edinburgh,
Midlothian, EH4 1EA



Approx. Gross Internal Area
526 Sq Ft - 48.87 Sq M
For identification only. Not to scale.
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First Floor



Comely Bank is situated north of the city centre, just over the Dean Bridge and as such is little more than ten minutes on foot from the West End and Princes Street. In the opposite direction lies open parkland including Inverleith Park and the Royal Botanic Gardens. Consequently, it is a much sought after and highly respected residential area with much to recommend it. Not only are the city's amenities easily within walking distance but Comely Bank itself and adjoining Stockbridge offer an eclectic mix of small speciality shops, fashionable restaurants, cafes and bars, all within a few minutes on foot. There is a large branch of Waitrose literally around the corner and the Craigmile Retail Outlet boasts a

number of High Street stores including Marks & Spencer and a Sainsbury's Supermarket. An open air market in neighbouring Stockbridge is a hive of activity on a Sunday morning. Although very much part of the city, the area has a unique village like atmosphere and is surprisingly greenbelt. In addition to the wonderful open spaces of both Inverleith Park and the Botanics, the Water of Leith Walkway meanders all the way from Balerno to Leith and provides a leafy route for walkers and cyclists alike. There are a number of fitness clubs within close proximity including the Glenogle Centre with swimming pool and a wide programme of activities. The Grange Cricket and Squash Club is located at the foot of the Avenue.

FOR VIEWING:

By appointment only

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