



15/8, Comely Bank Place, Stockbridge, Edinburgh, EH4 1DT



Immaculately presented one bedroom top floor flat with shared rear garden

 1 Bed  1 Bath  1 Reception

Located in Edinburgh's highly sought after Stockbridge district, 15/8 Comely Bank Place is a superb top floor flat, situated within a short walk of an excellent range of local amenities and the City Centre. The stylish property, which forms part of an attractive period tenement and seamlessly blends attractive period features with contemporary modern finishes, offers immaculately presented and generously proportioned accommodation.. The accommodation, in brief, comprises – entrance hallway, sitting room, kitchen / dining room, double bedroom, study, and shower room. There is a well maintained shared garden to the rear of the building.

Features

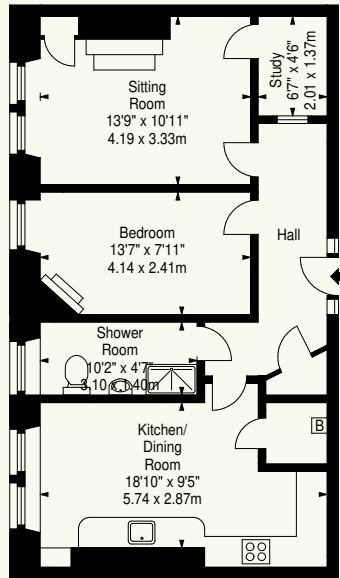
- Sought after central location
- Excellent local amenities
- Stylish and immaculate accommodation
- Sitting room with study off
- Kitchen / dining room
- Double bedroom
- Shower room
- Large, shared garden
- Gas central heating and full double glazing
- EPC Rating C

Offers Over £320,000

Comely Bank Place,
Edinburgh,
Midlothian, EH4 1DT



Approx. Gross Internal Area
685 Sq Ft - 63.64 Sq M
For identification only. Not to scale.
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Third Floor



Stockbridge is a village within the heart of the city, bordered to the north by Inverleith Park and the Royal Botanic Gardens, and to the south by the celebrated New Town. It is unique in character and style and plays host to a wonderful variety of small speciality shops, as well as a Waitrose at Comely Bank, a Sainsbury at Craighleith and a Morrisons on Ferry Road. The West End and Princes Street may be reached within 10 minutes on foot, and the city's financial hub within 15. Leisurewise, the Glenogle Swim Centre offers a wide programme of activities, with The Village, Westwoods and the Grange

private Sports Clubs all within a few minutes, as of course are Inverleith Park and The Royal Botanic Gardens. There are lovely walks and a cycle path along the banks of the Water of Leith, running all the way from Balerno to the waterfront at Newhaven. An open-air market is a hive of activity on a Sunday morning and there are numerous cafes, restaurants and bars to enjoy. Road links to the central motorway network, Forth bridge and city by-pass are excellent (via Queensferry Road) and there is a tram stop at the West End which provides a direct link with Edinburgh International Airport

FOR VIEWING:

By appointment only

Contact Lindsay on:

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.