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Offers Over
£375,000

20/1 Comely Bank Grove

Comely Bank | Edinburgh | EH4 1BU

Occupying a desirable first floor corner position, this impressive period flat offers beautifully proportioned and highly flexible accommodation, complemented by a wealth of character features and modern comforts. Situated in the sought-after area of Comely Bank, the property enjoys an enviable setting close to an excellent selection of independent shops, cafés and leisure facilities, with the vibrant neighbourhood of Stockbridge and Edinburgh city centre within easy reach.

-  3 Bedrooms
-  1 Reception Room
-  1 Bathroom
-  On-street permit and metered parking
-  Communal garden
-  EPC rating – C
-  Council tax band- E



Description

A secure entry system leads into the well-maintained communal stair, shared with just 3 other properties, with the front door to the flat opening into a welcoming hallway featuring a large storage cupboard. The impressive living/ dining room enjoys a triple-window aspect to the side, creating a bright and spacious setting for both relaxing and entertaining. A feature fireplace adds a lovely focal point, while an open-plan arrangement leads through to the modern fitted kitchen. The kitchen is well equipped with a range cooker, integrated dishwasher and washing machine, together with an American-style fridge freezer. There is also a large shelved storage cupboard. The principal bedroom is positioned to the front of the property and benefits from a lovely southerly aspect bay window, fireplace and built-in wardrobes. Two further double bedrooms provide excellent flexibility for family living, guests, or home working, with one bedroom also benefiting from bespoke built-in storage. The family bathroom has been attractively modernised while retaining the charm of the original 1930s tiled finish. Further benefits include gas central heating via a combi boiler located in the kitchen, double glazing to the kitchen and bathroom, and refurbished sash-and-case windows to the living room and bedrooms. Overall, this is a generously proportioned and versatile home, offering a superb combination of period character, modern amenities and practical living space.



Extras

All integrated appliances, floor coverings and blinds will be included. Freestanding fridge/freezer and cooker can be included by separate negotiation.

Gardens and Parking

Externally, residents have access to a well-maintained shared garden and drying green, available for a modest contribution of approximately £70 per annum. Zoned permit holder or metered parking is also available.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

Comely Bank and neighbouring Stockbridge are highly regarded residential districts, offering an excellent selection of independent shops, stylish bars and cafés, artisan delis and attractive boutiques, all contributing to a vibrant yet distinctly local atmosphere. Everyday amenities are particularly convenient, with a Waitrose supermarket located on Comely Bank Road, while further shopping and retail facilities are available at Craigmile Retail Park, including a Sainsbury's supermarket. The area is exceptionally well placed for access to some of Edinburgh's finest green spaces. The Water of Leith Walkway and cycle path are readily accessible, while the Royal Botanic Garden Edinburgh and Inverleith Park are both within easy walking distance. A range of sporting and leisure facilities can also be found nearby, including Drumsheugh Baths Club on Belford Road, Edinburgh Sports Club and Dean Tennis Club. The Scottish National Gallery of Modern Art is also within easy reach, adding to the area's cultural appeal.

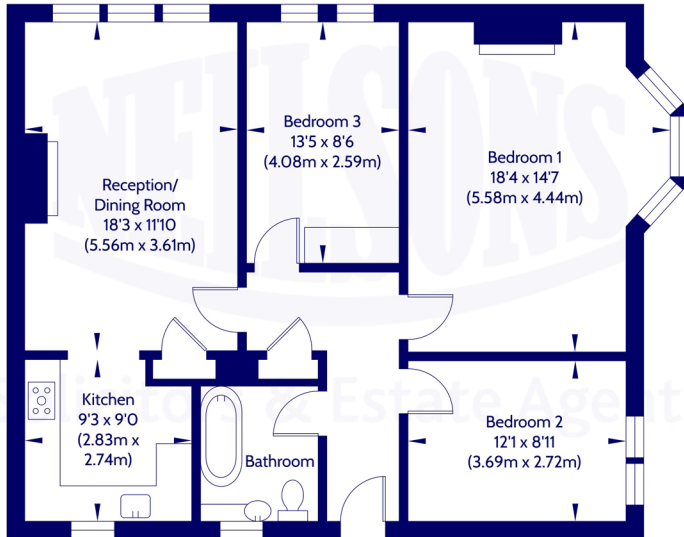
Stockbridge, the West End and Edinburgh city centre are all readily accessible, with regular bus services providing convenient connections throughout the city and surrounding areas.





Approx. Gross Internal Floor Area 87 Sq M / 942 Sq Ft.

1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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