



3 1f3 Comely Bank Terrace,
Comely Bank, Edinburgh, EH4 1AT

CALL US ON 0131 447 4747

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For price and viewing information please visit
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- Secure shared entrance.
- Welcoming reception hall with useful storage.
- Superb bay-windowed sitting room featuring a wood-burning stove.
- Versatile adjoining box room/home office.
- Modern fitted dining kitchen with integrated appliances.
- Useful larder cupboard.
- Attractive double bedroom with open fitted wardrobes.
- Second double bedroom with a pleasant rear aspect.
- Contemporary fitted bathroom with shower.
- Gas central heating.
- Double-glazed sash and case windows.
- A wealth of original features.
- Beautifully maintained communal rear garden.
- Permit and metered parking available.



GENERAL DESCRIPTION

This fabulous first-floor flat enjoys a prime position in the prestigious and highly sought-after Comely Bank district, with an excellent range of local amenities close at hand and Edinburgh City Centre within easy walking distance. Presented to the market in move-in condition, the property would make an ideal home for a professional person or couple.

LOCATION

Comely Bank is one of Edinburgh's most desirable residential neighbourhoods, prized for its handsome period architecture, welcoming community atmosphere and convenient position within easy walking distance of the city centre. An excellent selection of everyday amenities is available locally, including a Waitrose supermarket on Comely Bank Road, independent shops, cafés, delicatessens, restaurants and bars, with the neighbouring Stockbridge area offering an even wider variety of specialist retailers and the popular weekly Stockbridge Market. The district is particularly well placed for outdoor recreation, with the open green spaces, sports facilities and play areas of Inverleith Park nearby, together with the beautifully landscaped Royal Botanic Garden Edinburgh and scenic walking and cycling routes along the Water of Leith. Further leisure options include Glenogle Swim Centre, local gyms and sports clubs, while Edinburgh's extensive cultural, shopping and entertainment attractions are readily accessible. Families are also well served by a choice of respected state and independent schools across north and central Edinburgh. Regular bus services provide convenient connections throughout the capital, and the area is also well positioned for access to Haymarket Station, the tram network and major routes beyond the city.

COUNCIL TAX BAND

TRAIN STATION

AIRPORT

TRAMS & BUSES

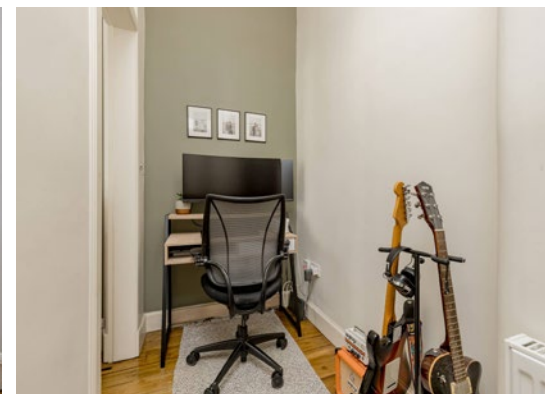
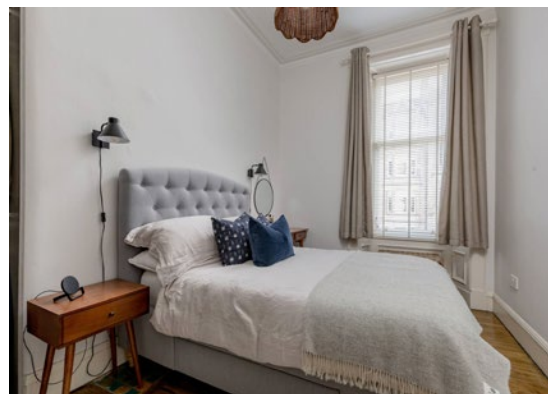
E.

APPROXIMATELY 1.3 MILES TO HAYMARKET TRAIN STATION.

APPROXIMATELY 7.6 MILES TO EDINBURGH AIRPORT.

WITHIN 200 METRES.

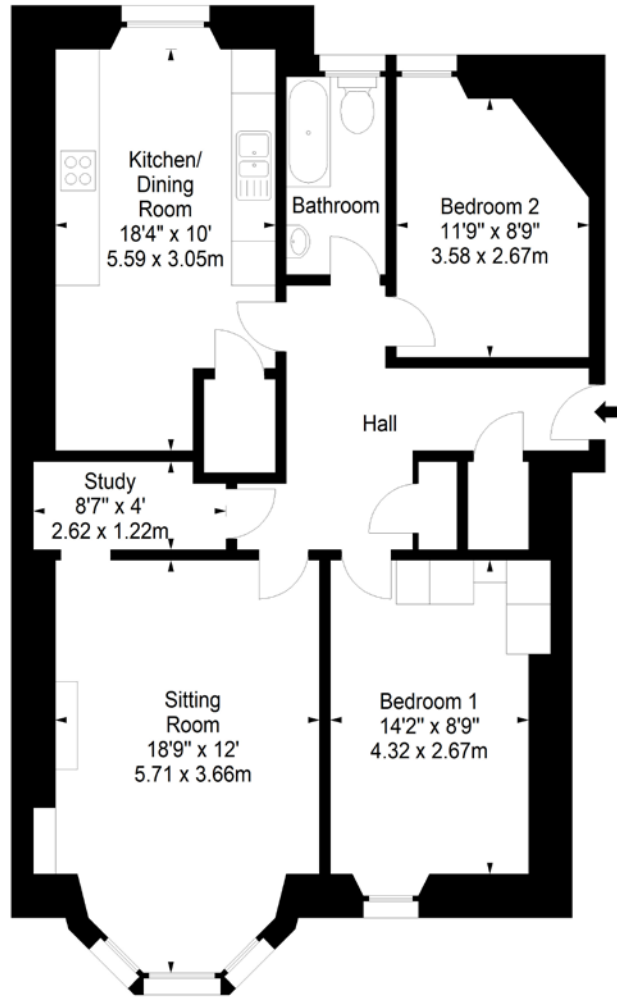
EXTRAS: ALL LIGHT FITTINGS, WINDOW BLINDS, CURTAIN POLES AND THE KITCHEN APPLIANCES, COMPRISING THE INTEGRATED HOB, DOUBLE OVEN, COOKER HOOD, FRIDGE/FREEZER, DISHWASHER AND AUTOMATIC WASHING MACHINE, ARE INCLUDED IN THE SALE. THE FITTED WARDROBES WITHIN BEDROOM 1 ARE ALSO INCLUDED IN THE PURCHASE PRICE.



**Comely Bank Terrace,
Edinburgh,
Midlothian, EH4 1AT**



Approx. Gross Internal Area
896 Sq Ft - 83.24 Sq M
For identification only. Not to scale.
© SquareFoot 2026



First Floor



**ENERGY PERFORMANCE
CERTIFICATE RATING C**

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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.