

**Thorntons**  
The right way to move



3/4 Comely Bank Road, Stockbridge, Edinburgh, EH4 1DR

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## 3/4 Comely Bank Road

*Situated in an enviable location in the heart of fashionable Stockbridge, this traditional one-bedroom (plus box room) second-floor flat boasts versatile accommodation with well-presented neutral interiors, desirable period features, and an open leafy outlook.*

Furthermore, the city flat has an unrivalled position in Stockbridge, just a stone's throw from independent shops, trendy bars, Michelin-starred restaurants, and idyllic outdoor spaces like the Water of Leith and Inverleith Park.

Reached via a secure communal entrance and shared stairwell, the flat's front door opens to a welcoming hallway, setting the tone for the accommodation to follow. Here, a soaring ceiling is complemented by soft décor, crisp white panelled doors, and a comfortable carpet, which flows through to an elegant living room. This reception room, for unwinding and socialising, offers generous floor space for a good selection of relaxing furniture. It continues the neutral décor of the hall, but with added period details in crisp white, emphasising the attractive features, from decorative corning, to an open Edinburgh Press, and a tiled feature fireplace. For illumination, two large sash windows see lots of natural light and sweeping views to Inverleith Park.

Next door, the spacious dining kitchen is an additional social space, with ample room for a large table below a south-facing window. It comes fitted with a sweep of Shaker-inspired cabinets in clotted-cream, with contrasting wood-toned worktops and complementary splashback panels. It further incorporates ample storage, plus a deep larder cupboard, and space for a cooker, washing machine, and fridge-freezer.

The double bedroom is at the front of the home, enjoying an airy aspect and plenty of room for freestanding furniture. It shares the elegant décor and the home's exacting standards for a warm and inviting atmosphere. Sat adjacent, drawing natural light from the bedroom, a versatile box room features a high-level cabin bed, with space below for a desk, giving rise to a perfect study and occasional guest bedroom. Finishing the city flat, a bright modern bathroom, including an overhead shower, is presented in crisp white. Gas central heating ensures year-round comfort.



Externally, this versatile property has access to a south-facing communal garden, which has been paved and gravelled for easy maintenance. Controlled parking is also available in the surrounding streets with a residents' permit (Zone N3).

EPC Rating - C.

Extras: all fitted floor coverings, light fittings, blinds, and freestanding kitchen goods to be included in the sale.

## Features

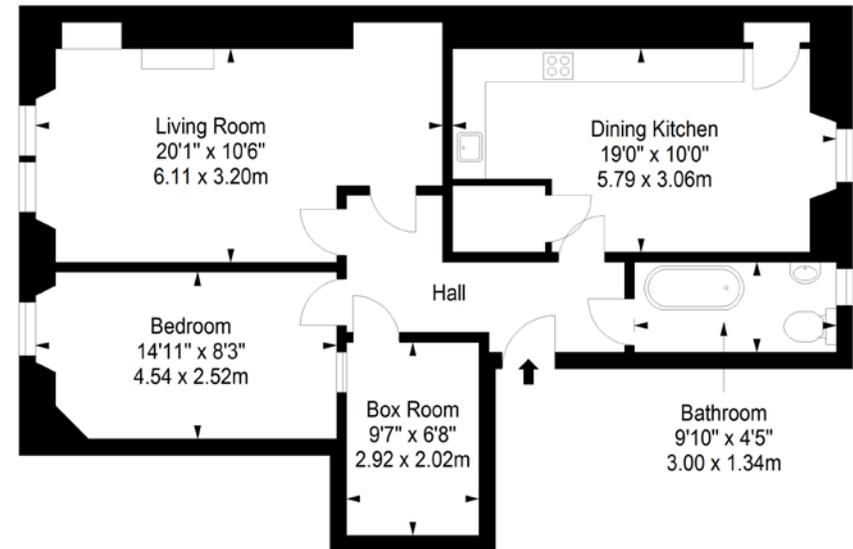
- Traditional second-floor flat
- In the very heart of Stockbridge
- Neutral interiors with period features
- Welcoming entrance hallway
- Generous & elegant living room
- Spacious, south-facing dining kitchen
- Good-size, airy double bedroom
- Versatile boxroom (guest room/study)
- Bright three-piece bathroom in white
- South-facing communal garden
- Controlled parking (Zone N3)
- Gas central heating
- Traditional sash windows



## Stockbridge, Edinburgh

Comely Bank Road lies in the very heart of the vibrant and much sought-after suburb of Stockbridge. Developed as part of the New Town, it offers an ideal location and is just a 15-minute walk from the city centre. The bustling and unique village atmosphere of Stockbridge offers a wealth of amenities, including chic boutiques, art galleries, independent shops, bookshops, renowned cheese mongers, fishmongers, and butchers. A fantastic selection of fashionable cafés, restaurants, and pubs line the street, each giving the area character and the individual flair it is renowned for. A large Waitrose supermarket is conveniently situated nearby. The Stockbridge market, held every Sunday at Jubilee Gardens, boasts fresh produce and artisan crafts from independent traders. Nearby Craighleith Retail Park offers more extensive shopping with a wide variety of high street stores. Enjoying the outdoors couldn't be more inviting, with Inverleith Park and the colourful Royal Botanic Garden close by – an oasis of green making it seem almost impossible to be so close to the city centre. A leisurely stroll or cycle along the beautiful Water of Leith walkway makes the perfect escape from the day's hustle and bustle. For a vintage treat, the Glenogle swim centre offers beautifully restored Victorian swimming baths, a state-of-the-art gym, and fitness classes. In addition, the area benefits from outstanding schooling in both the private and state sector, including Stockbridge Primary, George Heriots, Fettes College, and Edinburgh Academy, among others. Stockbridge is served by regular bus services to the city centre and beyond, and Waverley train station is within walking distance for easy commuting.

Second Floor  
Approx. 73.0 sq. metres (785.8 sq. feet)



Total area: approx. 73.0 sq. metres (785.8 sq. feet)

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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

