

**CULLERTON'S**

ESTATE AGENTS | PROPERTY CONSULTANTS

# FLAT 12 7 COMELY BANK ROW

STOCKBRIDGE, EDINBURGH  
EH4 1EA



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VIEWINGS: BY APPOINTMENT  
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## Property Summary

Enjoying a sought-after setting in the heart of Stockbridge, this attractive second-floor flat forms part of a traditional sandstone tenement on Comely Bank Row. The accommodation comprises a welcoming entrance hall with useful storage, a bright living and dining room with a traditional fireplace, and a separate fitted kitchen. A generous double bedroom benefits from extensive built-in wardrobes, while the bathroom includes a shower-over-bath. Characterful proportions, high ceilings, cornicing, and exposed timber flooring add further appeal. Residents also enjoy access to a shared rear garden, with Stockbridge's excellent shops, cafés, green spaces, and transport links all close at hand.

Extras: All fitted floor and window coverings and light fittings are included.

## Features

- Attractive one-bedroom second-floor flat
- Desirable central Stockbridge location
- Traditional sandstone tenement
- Welcoming entrance hall with storage
- Bright living and dining room
- Traditional fireplace and cornicing
- Separate fitted kitchen
- Generous double bedroom
- Extensive built-in wardrobes
- Bathroom with shower-over-bath
- Shared rear garden
- Regulated parking in surrounding streets (Zone N3)
- Home Report Value - £250,000





*Bright living and dining room and  
separate fitted kitchen*







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*Generous double bedroom and a  
bathroom with shower-over-bath*







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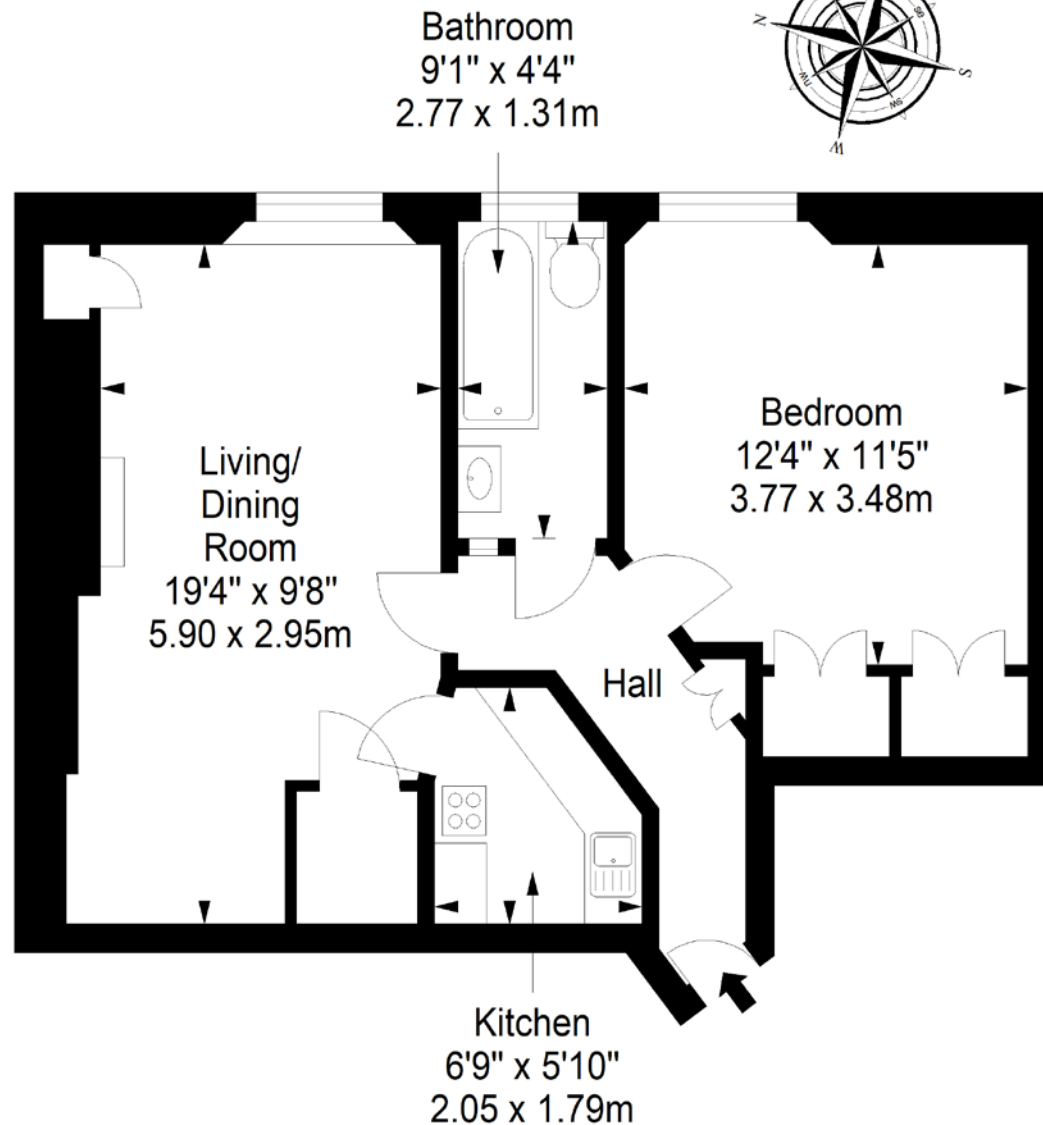
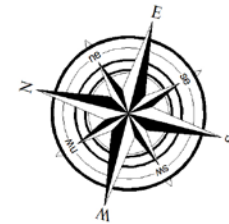


#### DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

## Second Floor

Approx. 46.1 sq. metres (496.2 sq. feet)



Total area: approx. 46.1 sq. metres (496.2 sq. feet)