

**Fraser
& Brooks
Co W.S.**

Solicitors, Notaries Public
and
Estate Agents

**173/111 COMELY BANK ROAD,
EDINBURGH, EH4 1DH**

Situated in Edinburgh's sought-after Comely Bank within easy reach of Stockbridge and the city centre, this two-bedroom retirement apartment nestled in landscaped grounds promises a safe, comfortable, and convenient lifestyle

A tastefully decorated, ground floor hallway equipped with built-in storage, leads to a bright and welcoming living room opening to a south-west-facing balcony. Flooded with natural light, and adorned with carpeting, a neutral colour palette, and a living flame fireplace it is a warm and inviting setting. Beyond the living room, a compact yet well-designed kitchen showcases wood-effect wall and floor units, smooth white worktops, and a tiled splashback. Space allows for freestanding appliances. Each of the two south-west-facing double bedrooms is well-presented with carpeting and built-in storage. They share access to a sizeable walk-in shower room equipped with a WC, washbasin, and handrails.

Residents benefit from parking, a lift, a house manager and a shared lounge for social activities.

VIEWING: TELEPHONE SOLICITORS ON 0131 225 6226

Property features

- Two-bedroom retirement apartment
- South-west-facing living room with balcony
- Modern kitchen
- Two south-west-facing double bedrooms
- Walk-in shower room
- Landscaped grounds
- Residents' parking
- Double glazing
- Electric heating

Area

Less than two miles from Edinburgh City Centre, Comely Bank is a sought-after residential location. Along with neighbouring Stockbridge, there is a wide variety of bars, coffee shops, and restaurants alongside independent retailers and a Waitrose. Craigleith Retail Park houses a Sainsbury's supermarket and other well-known stores and is within easy reach. There are excellent leisure and recreational opportunities with the Royal Botanic Gardens and Inverleith Park nearby along with coastal walks at Silverknowes and Cramond. In addition, Ainslie Park

Leisure Centre has an extensive range of sporting facilities as does Westwood's Health Club. Keen golfers will love the proximity to Silverknowes, Ravelston, and The Royal Burgess golf clubs. Regular bus services take you into Edinburgh in less than 30 minutes, and the M8, M9, Queensferry Crossing, and Edinburgh International Airport, are also easily accessible.

EPC Rating: D

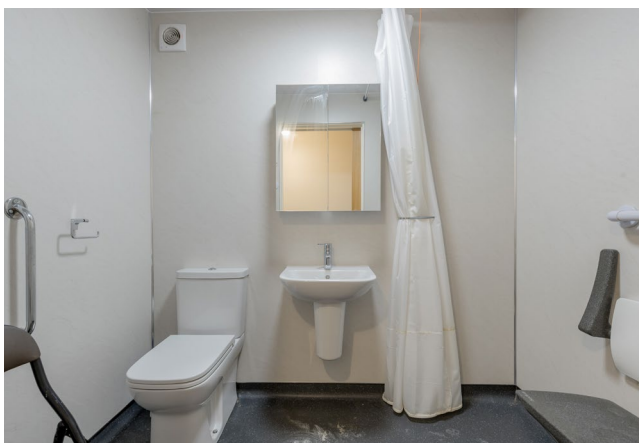
Home Report

Please note that a Home Report has been carried out on the property. For further details or to view the Report please contact the Selling Agent. Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy is not guaranteed and should not form the basis of any contract to follow hereon. The measurements provided are approximate and have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. The measurements have been chosen to indicate only the general size and shape of each room. Detailed measurements ought to be taken personally.

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. If any particular aspect is of relevance to you, please contact this office for verification, particularly if you are travelling some distance to view. The floor plan is for identification purposes only; not drawn to scale.



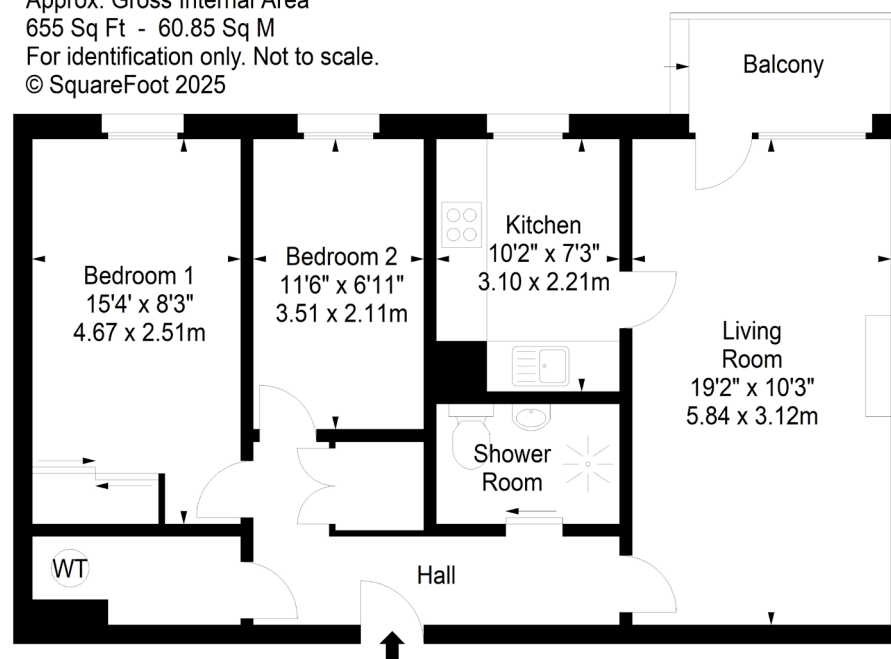




**Comely Bank Road,
Edinburgh,
Midlothian, EH4 1DH**



Approx. Gross Internal Area
655 Sq Ft - 60.85 Sq M
For identification only. Not to scale.
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