



# Comely Bank Place

, Comely Bank, Edinburgh, EH4 1ER

## Rental £1,495 pcm

2 bedroom Flat / Apartment available 09 February 2026

60 Queen Street , Edinburgh, , EH2 4NA  
[enquiry@murrayandcurrie.com](mailto:enquiry@murrayandcurrie.com)

**0131 226 5050**

### Opening Times

Mon 08.00 - 18.00; Tues 08.00 - 18.00  
Wed 08.00 - 18.00; Thurs 08.00 - 18.00  
Fri 08.00 - 17.00; Sat 10.00 - 16.00; Sun 10.00 - 13.00

- \* Furnished
- \* Good Storage
- \* Shower
- \* Views

- \* Pets Considered

### Situation

The accommodation is available as fully furnished and comprises: entrance hallway, spacious living room with dining area to the front, open plan kitchen, two double bedrooms and a great bathroom. The property further benefits from gas central heating, good storage and great views from the living room. Comely Bank is a highly sought after residential area to the west of the city centre, adjacent to vibrant Stockbridge and located just a short walk from the retail and commercial thoroughfares of Princes Street and George Street. There is an array of specialist shops, fashionable bars, restaurants, quaint coffee shops, delis and boutiques which are all within easy walking distance. Also, within easy reach is a Waitrose supermarket and Craighleith Retail Park which offers an excellent range of shops including Sainsbury's, Marks and Spencer and Boots. Regular bus services run from nearby to the city centre and to many other areas of the city. Recreational amenities in the locality include the Water of Leith Walkway, the Royal Botanic Gardens, Inverleith Park and the Glenogle Swim Centre. The Modern Art and Dean Galleries are also easily accessible. Comely Bank is within commuting distance of Edinburgh International Airport by car, and also a short distance from Haymarket Railway Station. There are excellent schools in both the state and private sectors in nearby areas. LARN1904067.

### Accommodation

All measurements are approximate.

### Further Information

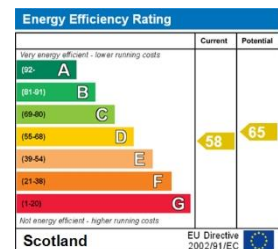
The deposit required is £1,495

The landlord is willing to rent this home to Employed, Self Employed, Unemployed, Student, Own Means, Retired, Company, Council

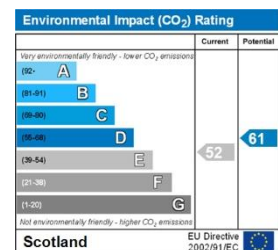
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 24 Months

### Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Property Ref: inst-10500

Creation Date: 27/01/2026

### IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Murray & Currie Ltd, 2026. Murray & Currie Ltd Registered in Scotland No. SC 342 656