



**49 Learmonth Avenue, Comely  
Bank, Edinburgh, EH4 1BT**



**CHARTERED FIRM**



**ELP**   
Arbuthnott  
McClanachan  
solicitors & estate agents

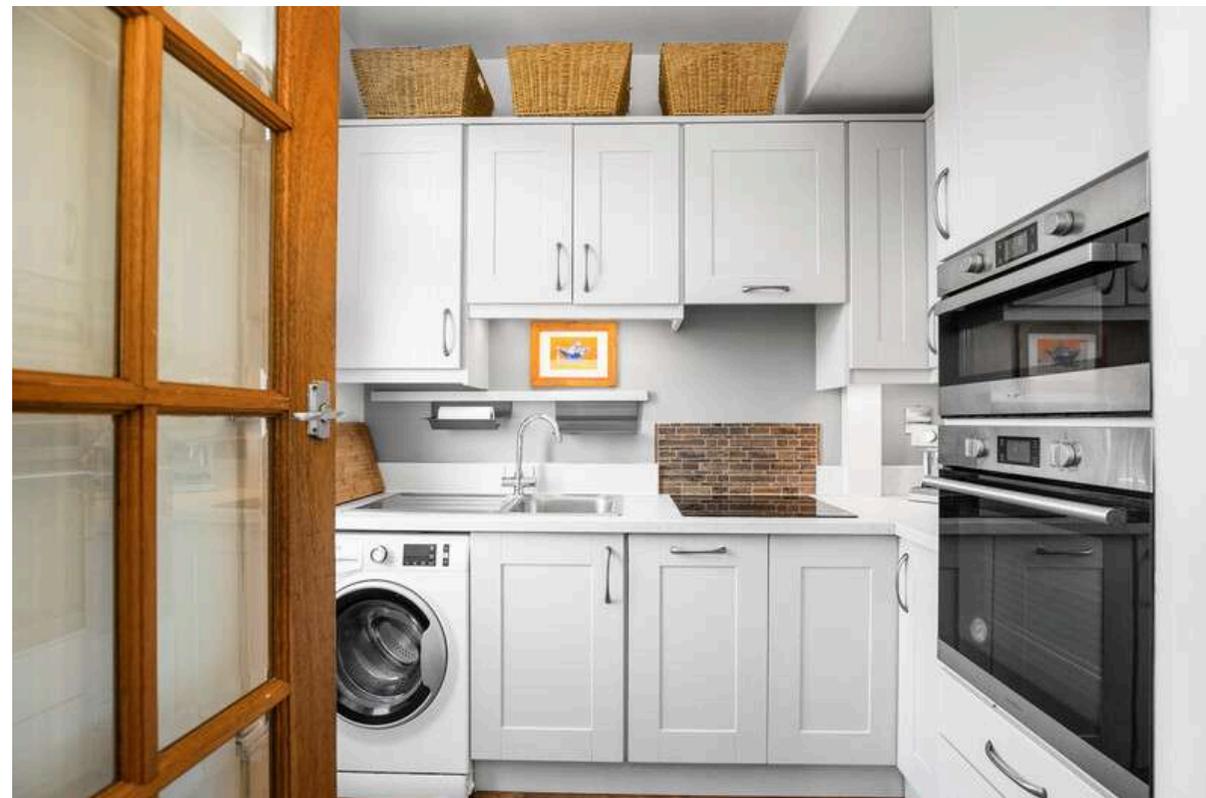
## BEAUTIFULLY PRESENTED

### THREE-BEDROOM, MAIN DOOR PERIOD PROPERTY



Beautifully presented, two/three-bedroom, main door, 1930's period property situated in the highly desirable Comely Bank area of Edinburgh, a Stone's throw from Stockbridge and its vibrant High Street, Inverleith Park, excellent schools and walking distance into the city centre. This property has a lovely range of period features and benefits from private gardens to the front and rear of the property, as well as having access to a large, communal garden. The property has been very nicely decorated throughout and offers light, spacious and versatile accommodation on one level, currently three of the rooms are used as double bedrooms, but this could also be a two-bedroom, two public room property. There is an attractive entrance vestibule, leading into a hallway, with utility cupboard, a particularly inviting dining/living room with triple windows overlooking the garden, a feature fireplace, an Edinburgh Press and a cupboard equipped for home working. The kitchen has a good range of smart, grey units, appliances and has access to the garden. The main living room (currently used as a bedroom) has a bay window to the front of the property, a feature fireplace with gas flame fire and storage. There are two further double bedrooms and a family bathroom. To the front of the property there is a sunny garden, with paving and gravel for easy maintenance and a store, and to the rear there is an attractive, east facing garden, with an area of lawn, a paved seating area, an arbour with seating, shrubs, two raised beds and a shed. There is access to the well-kept communal garden.

- Hall, with storage
- Living room (currently used as a bedroom)
- Dining/living room
- Kitchen
- Two double bedrooms
- Bathroom
- Double glazing and gas central heating
- Period features
- Private gardens to the front and rear
- Communal garden
- Permit and meter parking





## COMELY BANK

The property is situated in the sought-after area of Comely Bank to the north-west of the city centre. There are excellent local amenities including a Waitrose supermarket within a few minutes' walk, Inverleith Park, the Botanic Gardens, the Water of Leith walkway, the Scottish Gallery of Modern Art, and Craigleith Retail Park, as well as the shops, restaurants, cafes and other amenities in nearby Stockbridge and the West End. There are excellent sporting facilities nearby at the Glenogle swim centre, with its beautifully-restored Victorian swimming baths, a gym and fitness classes, and the Grange Club and Dean Tennis & Squash Club which offer tennis, hockey, squash and cricket facilities. A regular bus service provides easy and quick access to all areas of Edinburgh, particularly the city centre. The Edinburgh City Bypass, the Queensferry Crossing, Edinburgh Airport and the main motorway networks are all easily accessible by car. The well-regarded local schools lie within easy walking distance, and various private schools are also within easy reach including Fettes College, Edinburgh Academy, and Erskine Stewart's Melville.



### Extras

All fitted floor coverings, curtains, blinds, light fittings, double oven, hob, dishwasher, washing machine, fridge freezer, shed, arbour and store are included in the sale (no warranties given).

### Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk)

### Council Tax Band

E

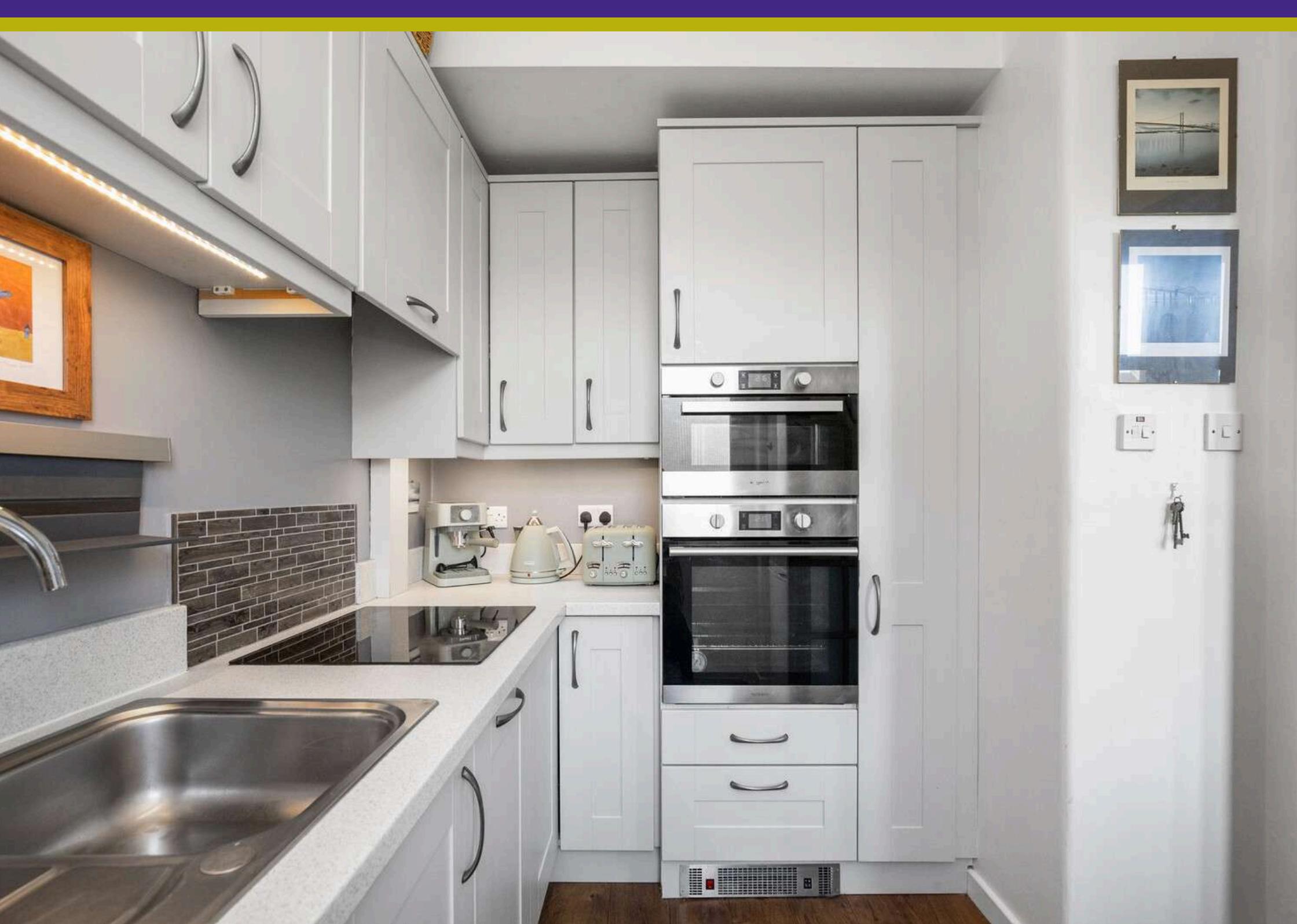
### Home Report Valuation

£440,000

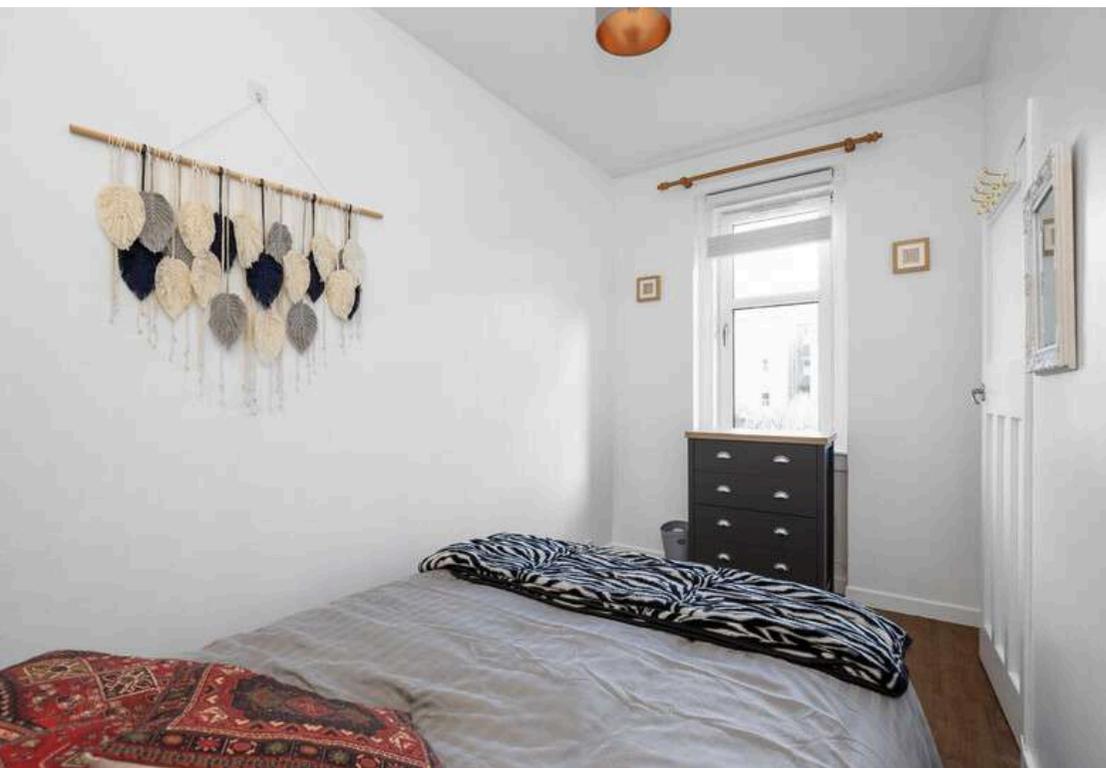
### EPC Rating

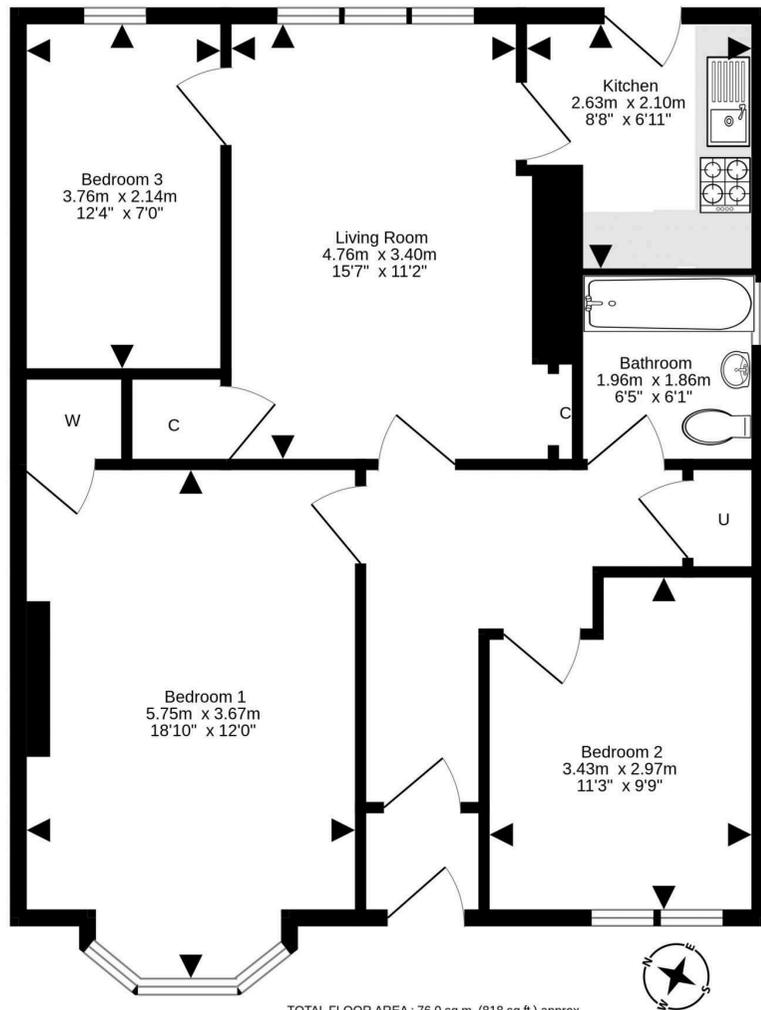
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TOTAL FLOOR AREA : 76.0 sq.m. (818 sq.ft.) approx.

For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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