





STURROCK ARMSTRONG & THOMSON
SOLICITORS & ESTATE AGENTS



1/3 Learmonth Gardens
Edinburgh, EH4 1HD

Hallway | Living/Dining Room | Fitted Kitchen | 2 Double Bedrooms | Family Bathroom | Council Tax Band E

- Sought-after Comely Bank location within close walking proximity of Stockbridge, West End and City Centre
- Bright airy flat occupying entire top floor within a converted Victorian property
- Retained period features throughout including charming turret
- Two spacious double bedrooms
- Access to private residential Learmonth Gardens
- Ample storage space
- Double glazing
- Scope to upgrade with reconfiguration

A beautifully presented 2-bedroom flat forming the top floor of a Victorian townhouse in a much sought after area within walking distance of Stockbridge, West End and city centre.

This spacious property which is in move-in condition, occupies a pleasant corner position on Learmonth Gardens and Comely Bank Avenue. It overlooks the leafy private residents' Learmonth Gardens which holds close to two acres of landscaped grounds. The property benefits from a secure entry system leading up a well-maintained stairwell featuring period stained glass windows. With double glazing throughout, natural light floods the entire spacious accommodation.

The property comprises; Hallway with traditional wooden flooring. Well-presented living/dining room with decorative fireplace and Dimplex electric stove, Edinburgh press cupboard and deep walk-in cupboard. Large double windows offer an open aspect to Comely Bank Avenue. Attractive spacious master bedroom with sizeable walk-in cupboard, and leafy outlook to Learmonth Gardens. Charming second double bedroom unique with period turret feature complete with storage seating and overlooking Learmonth Gardens. Modern compact fitted kitchen comprising integrated appliances including electric hob and oven, Xpelair, washer/dryer, larder fridge and inset bin. 3-piece bathroom suite with Mira electric shower over bath. Electric heating throughout. Permit parking available upon application to City of Edinburgh council.

Comely Bank is a popular area in Edinburgh which neighbours vibrant Stockbridge. It is also within walking distance of New Town, West End and the city centre. Stockbridge offers a plethora of amenities including independent shops and boutiques, artisan food stores and a fantastic selection of cafés, restaurants and pubs. A large Waitrose supermarket is conveniently situated within minutes' walk of the property, while nearby Craighleith Retail Park provides more extensive shopping. Enjoying the outdoors could not be easier with Inverleith Park, Dean Gardens and the Royal Botanic Garden all nearby. A leisurely stroll along the scenic Water of Leith makes the perfect escape from the hustle and bustle of the city. Glenogle Swim Centre offers beautifully restored Victorian swimming baths, a state-of-the-art gym and fitness classes; the Grange Club on the edge of Inverleith Park and Dean Tennis & Squash Club offer tennis, squash and cricket facilities. Residents are never more than a few minutes' walk or a short bus journey from the cultural and heritage attractions of Edinburgh city. A regular bus service provides quick and easy access to all districts 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 Schools.





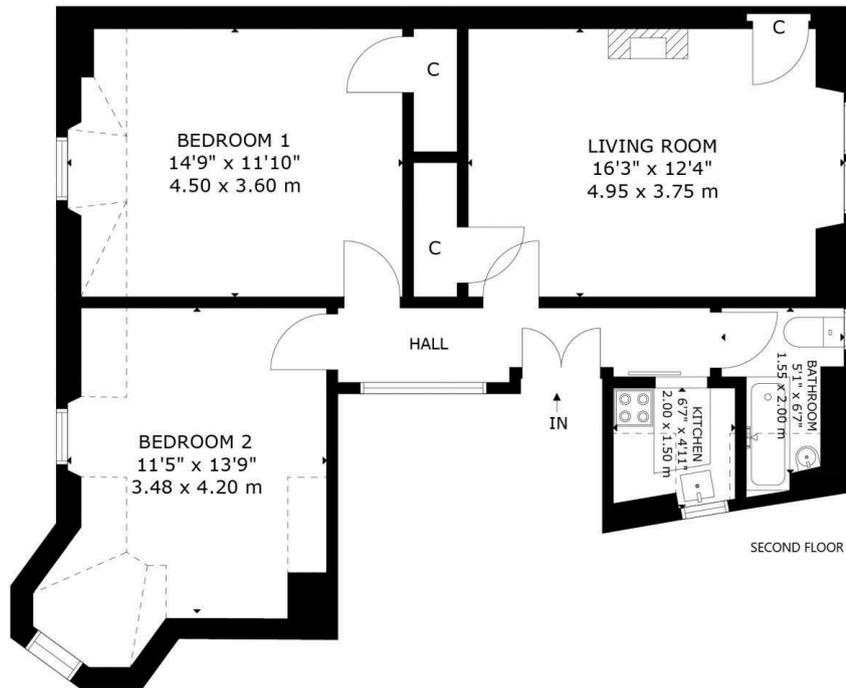












1/3 LEARMONTH GARDENS, EDINBURGH, EH4 1HD
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 703 SQ FT / 65 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit
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