



21/4 LEARMONTH GROVE

Stockbridge, Edinburgh, EH4 1BR



2

Public Rooms



3

Bedrooms



2

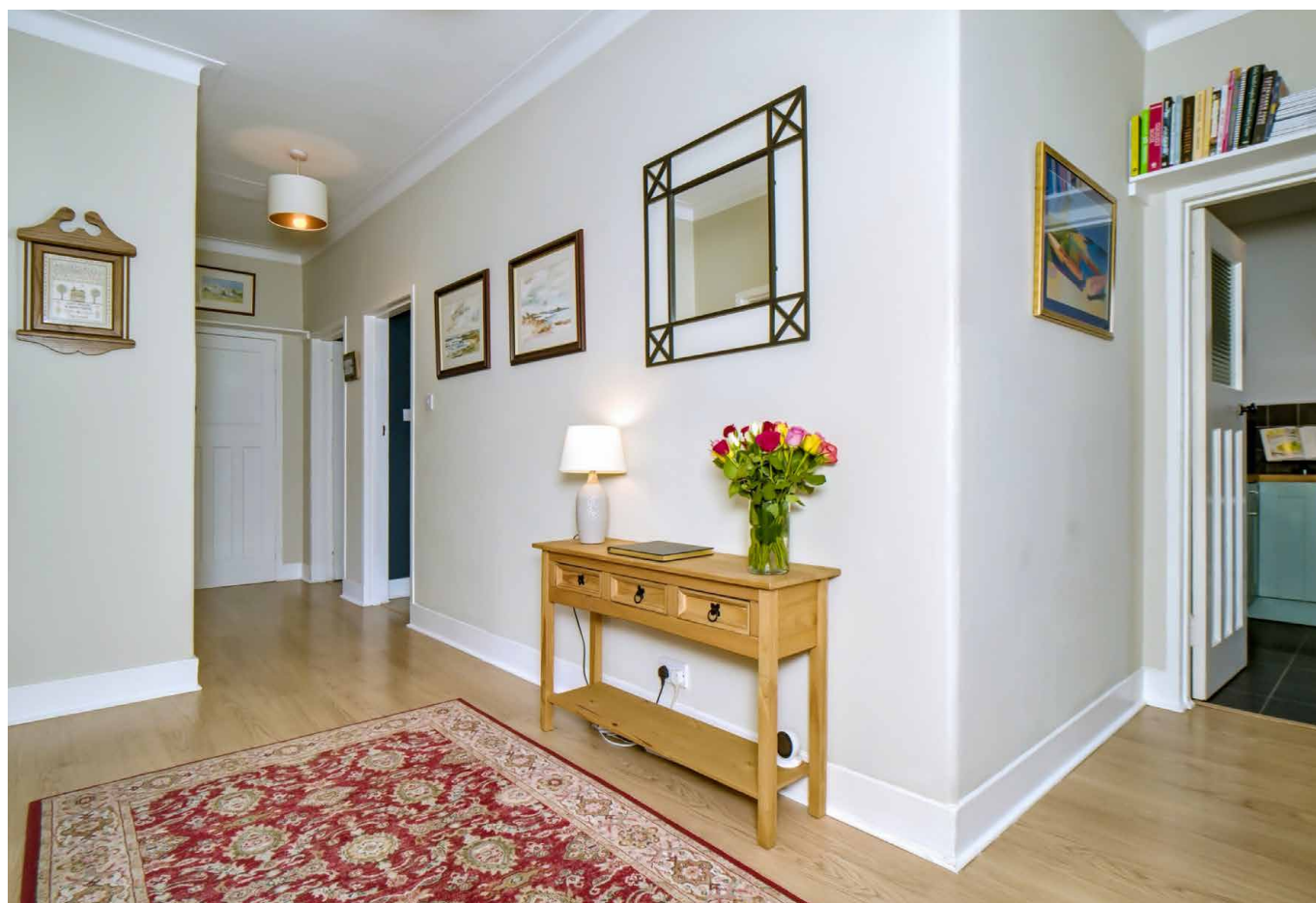
Bathrooms

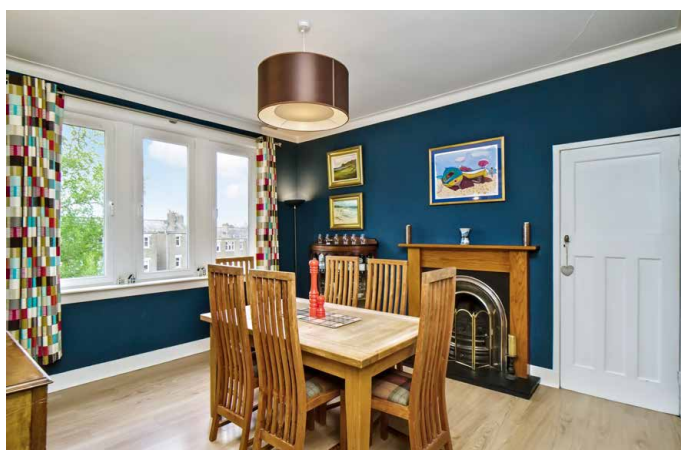


21/4 LEARMONTH GROVE

This beautiful second/top-floor flat is situated in exclusive Stockbridge and offers spacious and flexible accommodation, including two reception rooms, a kitchen, a master bedroom with en-suite shower room and large freestanding wardrobe, two further double bedrooms, and a family bathroom. All the rooms have attractive, modern interiors and the flat features a palette of tasteful décor throughout. Externally, the flat enjoys access to a well-maintained garden and residents' permit parking.

Excellent amenities can be found in the immediate area, such as shops (including a Waitrose supermarket), Stockbridge Market, restaurants, cafes and other everyday essentials. The catchment primary and secondary schools, as well as several private schools (Fettes, Erskine Stewart Melville, Edinburgh Academy), are within easy walking distance. Transport links connect across the city, and green space, including the Royal Botanic Garden





EPC
RATING



COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- Second/top-floor flat in Stockbridge
- Beautifully presented, modern interiors
- Secure shared entrance and stairwell
- Vestibule and hall with storage
- East-facing living room with bay window
- Attractive, well-appointed kitchen
- Formal dining room with fireplace
- Three well-sized double bedrooms
- Stylish en-suite shower room
- Separate bathroom with shower-over-bath
- Access to a well-kept shared garden
- Controlled on-street parking (Zone N3)







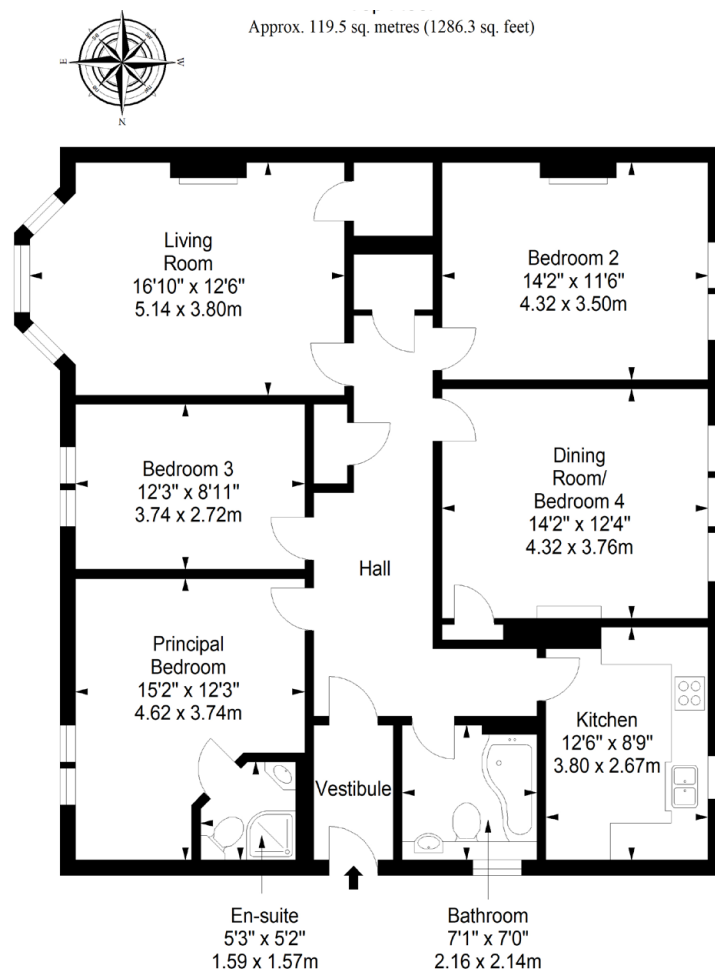


Extras: The sale includes integrated kitchen appliances, including the dishwasher, washing machine, and fridge freezer, as well as the wall-mounted TV and sound bar in the living room and the large wardrobe in the master bedroom. Please note that no warranties or guarantees are provided for the appliances.



STOCKBRIDGE

Known as Edinburgh's urban village, the desirable city district of Stockbridge hosts a charming selection of artisan shops, art galleries and boutiques, as well as fashionable eateries, cafes and homely pubs. The popular Stockbridge market is held every Sunday, selling fresh produce, handmade crafts and global street food. Local supermarkets include a Sainsburys and a large Waitrose, whilst nearby Craighleith Retail Park houses an array of retail outlets and a further supermarket. Lying on the edge of Edinburgh's prestigious New Town, Stockbridge is just a 15-minute walk to the city centre and the main shopping areas of Princes Street and George Street. Within Stockbridge, scenic outdoor spaces are in abundance with the Water of Leith walkway, leading to nearby Dean Village and The Scottish National Gallery of Modern Art, country-style Inverleith Park with its panoramic city views and the Royal Botanic Garden. For indoor recreation, the Glenogle Swim Centre provides beautifully-restored Victorian swimming baths, a state-of-the-art gym and regular fitness classes. Outstanding private and state schooling options are available locally. The area is well-served by frequent bus services running across the city, whilst Waverley train station is easily accessible by foot.



@gilsongrayprop gilson gray property gilson gray property @gilsongrayprop



These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.