

11A SOUTH LEARMONTH GARDENS

Comely Bank, Edinburgh, EH4 1EZ




GILSON GRAY
LAW • PROPERTY • FINANCE

PROPERTY NAME

11A, South Learmonth Gardens

LOCATION

Comely Bank, EH4 1EZ

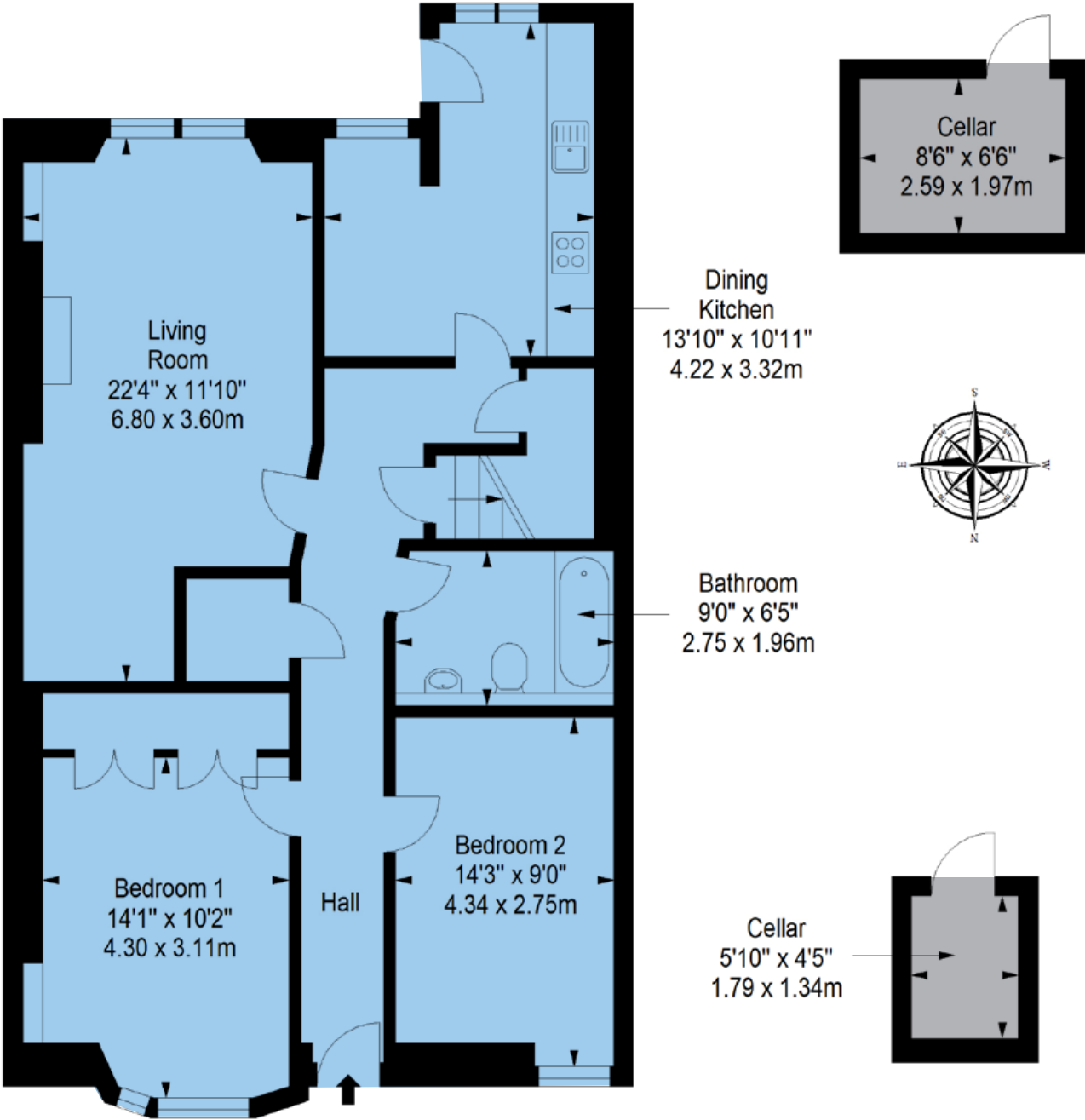
APPROXIMATE TOTAL AREA:

87.9 sq. metres (946.2 sq. feet)

● LOWER GROUND FLOOR

● CELLAR

The floorplan is for illustrative purposes.
All sizes are approximate.



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Welcome to 11A, South Learmonth Gardens

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A flight of steps lead down to the home's private front door
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Living room

A generous living room with a south-facing aspect and a handsome feature fireplace
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The kitchen

Well-appointed with base and wall cabinets, providing plentiful storage and countertop space, offering direct access to the rear garden
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Bedrooms

Two double bedrooms which are both large, light-filled spaces with neutral décor
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The Bathroom

A quality three-piece bathroom
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Garden & parking

Enclosed private rear garden with south-facing aspect and shared access can be obtained to the exclusive Victorian gardens for an annual fee
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Comely Bank

The much sought-after Comely Bank area of Edinburgh offers an ideal location, next to fashionable Stockbridge

A main-door garden-level flat with two double bedrooms

Offering a highly sought-after location in the capital, as well as bright and airy interiors finished in neutral tones, a private garden with a south-facing aspect, and controlled on-street permit parking.



Part of a traditional Victorian building, this main-door garden-level flat is a large two-bedroom residence that features wonderfully bright and spacious rooms. It is attractively presented throughout and equipped with quality finishings, ensuring the ideal combination of period architecture and modern sensibilities. It has a well-stocked dining kitchen and a three-piece bathroom, as well as generous storage solutions. Situated in Comely Bank, this beautiful city home will be in very high demand, especially from those seeking to be close to Stockbridge and the city centre.

GENERAL FEATURES

A wonderfully bright and spacious garden-level flat
Forms part of a traditional Victorian building
Situated in highly sought-after Comely Bank
Lightly decorated interiors with quality finishings
EPC Rating - C | Council Tax band - E

ACCOMMODATION FEATURES

Steps leading down to a private main-door entrance
Welcoming central hall with two built-in cupboards
Generous living room with a south-facing aspect
Well-appointed dining kitchen with garden access
Two double bedrooms (one with built-in wardrobes)
Attractive 3pc bathroom with an overhead shower

EXTERIOR FEATURES

Enclosed private rear garden with south-facing aspect and shared access can be obtained to the exclusive Victorian gardens for an annual fee
Within a controlled permit parking area (Zone N3)

11A South Learmonth Gardens

A flight of steps lead down to the home's private front door, which subsequently opens into a long central hall connecting to all accommodation. It offers a warm welcome, as well as two built-in cupboards for added practicality.





GENEROUS LIVING SPACE

with a suntrap aspect

The living room has generous proportions which are brightly illuminated by twin south-facing windows. Light neutral décor enhances the airy ambience, along with the high ceiling framed by decorative cornice work. There is also a charming alcove that can be used for freestanding furniture, or as an office space, or even for a small table and chairs.



"A handsome feature fireplace adds the final touch of decoration to the room, creating a lovely focal point for the arrangement of sofas"





BRIGHT & SPACIOUS DINING KITCHEN

The dining kitchen also has a sunny, south-facing aspect and a spacious footprint to accommodate a larger table and chairs





It is well-appointed with base and wall cabinets too, providing plentiful storage and countertop space. It offers direct access to the rear garden and comes with a selection of integrated and freestanding appliances.

Two large

DOUBLE BEDROOMS





Set to the home's front, the two double bedrooms are both large, light-filled spaces with neutral décor and thick carpets for maximum comfort. The principal bedroom has the larger dimensions and it has the added benefit of built-in wardrobes with further storage above. It also has a bay window bringing extra sunshine into the property.





A QUALITY THREE-PIECE BATHROOM



The bathroom has an attractive combination of tile work and complementary decoration, finished in sandy-toned hues. It is fitted with a three-piece suite comprised of a pedestal washbasin, a toilet, and a bath with an overhead shower.

Extras: all fitted floor and window coverings, light fittings, integrated oven and gas hob, and all freestanding white goods (including a washing machine) to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.





COMELY BANK



The much sought-after Comely Bank area of Edinburgh offers an ideal location, next to the vibrant and unique village atmosphere of fashionable Stockbridge, and within walking distance of the city centre with its many attractions.

Additionally, this prime location is just over a mile from Haymarket's airport tram and national rail links. Stockbridge offers a wealth of amenities, including boutiques, galleries, independent shops, bookshops, well-renowned cheesemongers, fishmongers, and butchers, and a fantastic selection of cafés, restaurants, and pubs boasting an abundance of character and individual flair. Nearby Craigmile Retail Park offers more extensive shopping with a wide variety of High Street

stores. Enjoying the outdoors couldn't be easier with Inverleith Park and the Royal Botanic Gardens close by – an oasis of green making it seem almost impossible to be so close to the city centre. A leisurely stroll or cycle along the beautiful Water of Leith walkway makes the perfect escape from the day's hustle and bustle. For the active type, 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 boasts tennis, hockey, squash and cricket. The area enjoys some of Edinburgh's finest independent state and private schools, within walking distance. Comely Bank is well-served by regular bus services to the city centre and beyond.





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