



4/2 Learmonth Park
Comely Bank, Edinburgh, EH4 1BZ

CALL US ON 0131 447 4747

4/2 Learmonth Park, Comely Bank, Edinburgh, EH4 1BZ

For price and viewing information please visit residential.gillespiemacandrew.co.uk or call 0131 447 4747

- Shared secured entry.
- Reception hall with storage.
- Bright & generously proportioned bay windowed double bedroom (currently used as living room).
- Attractive living room (currently used as a dining room) with feature fire.
- Excellent walk in storage cupboard.
- Modern fitted kitchen with appliances.
- Spacious double bedroom with storage.
- Bedroom three (study) with storage.
- Contemporary fitted bathroom with shower.
- Gas central heating.
- Well maintained communal gardens.
- Permit and meter parking.



GENERAL DESCRIPTION

An immaculately presented first floor flat situated within the highly desirable Comely Bank district of the City perfectly positioned for access to an eclectic range of local amenities and a short journey to Edinburgh City Centre. The property would be suitable for a range of buyers and brought to the market in move in condition.

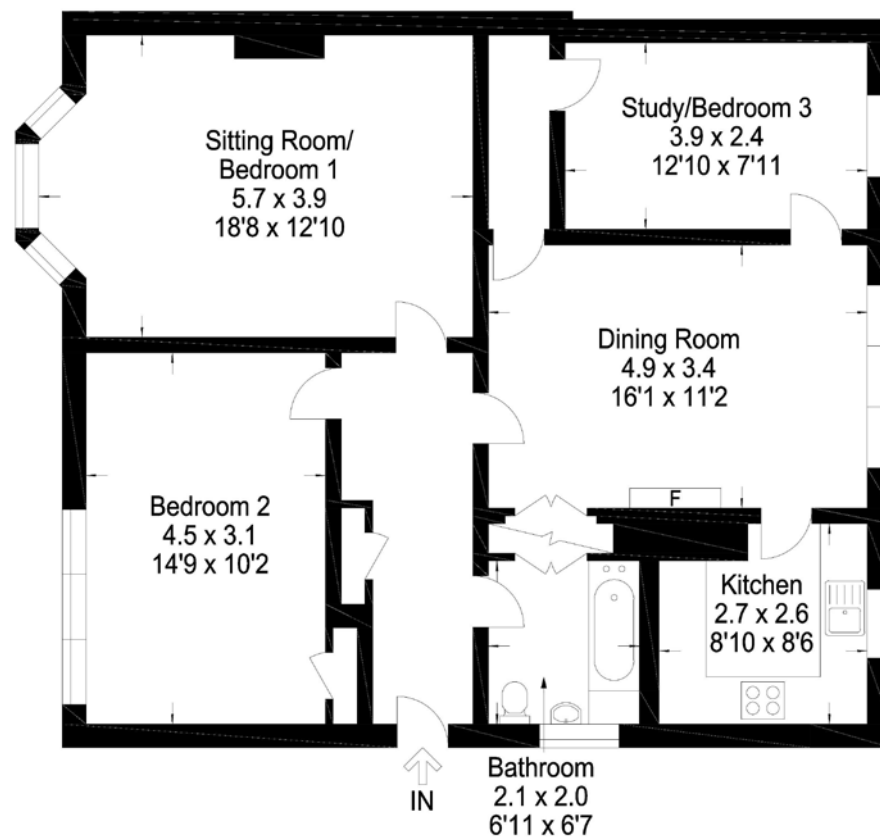
COUNCIL TAX BAND - E.
TRAIN STATION - APPROXIMATELY 1.7 MILES TO HAYMARKET TRAIN STATION.
AIRPORT - APPROXIMATELY 7.5 MILES TO EDINBURGH AIRPORT.
BUSES - WITHIN 100 METRES.

LOCATION

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

EXTRAS:
ALL FITTED CARPETS AND FLOOR COVERINGS, SOME LIGHT FITTINGS, CURTAIN POLES, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, DOUBLE OVEN, COOKER HOOD, FRIDGE/FREEZER, DISHWASHER AND WASHING MACHINE. THE FREE STANDING WARDROBES WITHIN THE SECOND DOUBLE BEDROOM WILL BE INCLUDED IN THE FOR SALE PRICE.





This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
VistaBee 2021



**ENERGY PERFORMANCE
CERTIFICATE RATING C**

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