



67/1 Learmouth Grove
Comely Bank, Edinburgh, EH4 1BL

CALL US ON 0131 447 4747

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

- Shared secured entry.
- Reception hall with excellent storage.
- Twin windowed living room/dining room with feature fire.
- Modern fitted kitchen with appliances.
- Pantry & further storage cupboard.
- Generously proportioned double bedroom (currently used as a sitting room).
- Further good sized double bedroom.
- Single bedroom.
- Contemporary fitted shower room.
- Gas central heating.
- Original features.
- Communal gardens.
- Permit & metered parking.



GENERAL DESCRIPTION

A well-presented first floor flat on an excellent corner position, situated within the highly desirable and much sought after Comely Bank district within walking distance of an excellent range of local amenities and a short journey to the north of Edinburgh City Centre. The property is brought to the market in move in condition with flexible living accommodation which comprises of:-

COUNCIL TAX BAND: E.
TRAIN STATION: APPROXIMATELY 1.7 MILES TO HAYMARKET TRAIN STATION.
AIRPORT: APPROXIMATELY 7.7 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 100 METRES.

LOCATION

Just a short stroll from the city centre, Comely Bank is conveniently nestled between vibrant Stockbridge and the residential area of Craighleith. There is a fantastic choice of local amenities on its doorstep including boutiques, galleries, independent shops, butchers, fishmongers and well renowned cheesemongers. The stunning Royal Botanic Garden and Inverleith Park are a pleasant walk away as is the picturesque Water of Leith. Everyday shopping needs are well-catered for by a large Waitrose in Comely Bank on your doorstep and numerous shops in neighbouring Stockbridge, along with Craighleith Retail Park which offers more extensive shopping with a wide variety of retail stores including a large Sainsbury's supermarket and Marks and Spencer. Whilst highly accessible by foot, the area is well-served by regular bus services to the City Centre, Waverley & Haymarket Train Stations, Edinburgh Bus Station, and the tram link to Edinburgh International Airport.

EXTRAS: ALL FITTED FLOOR COVERINGS, SOME LIGHT FITTINGS, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, DOUBLE OVEN, COOKER HOOD, FREESTANDING FRIDGE, DISHWASHER AND AUTOMATIC WASHING MACHINE WITHIN PANTRY.

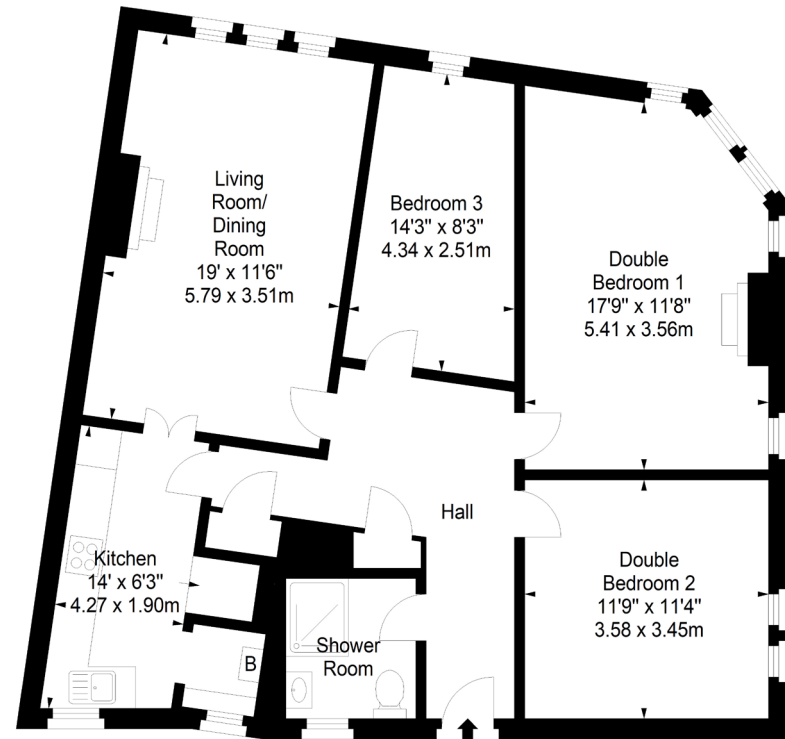




Learmonth Grove,
Edinburgh,
Midlothian, EH4 1BL



Approx. Gross Internal Area
1011 Sq Ft - 93.92 Sq M
For identification only. Not to scale.
© SquareFoot 2024



First Floor



**ENERGY PERFORMANCE
CERTIFICATE RATING D**

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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. 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. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.