



# Description

The property is full of charm and character and has many original features. Situated in the extremely popular Stockbridge area, the apartment has been beautifully decorated and cared for by the current owners this property must be added to your viewing list to truly appreciate its elegance.

The property comprises of:

- Welcoming hallway with storage space
- Bright and spacious front facing lounge/diner with feature log burner
- Modern fully fitted kitchen
- Family bathroom with shower over bath
- Primary bedroom with fitted wardrobes
- Second double bedroom
- Permit Parking
- Private shared gardens

Viewing is highly recommended to appreciate this fabulous property!



# Location

South Learmouth Gardens is located in the fashionable Stockbridge area of Edinburgh, which lies within the city centre boundary. The area boasts a wealth of specialist shops and supermarket facilities. Comely Bank is also right on the doorstep and has a great variety of cafes and shops. Princes street and George street with all their amenities are well within walking distance. Some of Edinburgh's best loved parklands are in the vicinity, including Inverleith park, the Royal Botanic Gardens and water of Leith. An efficient public transport network operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach.

