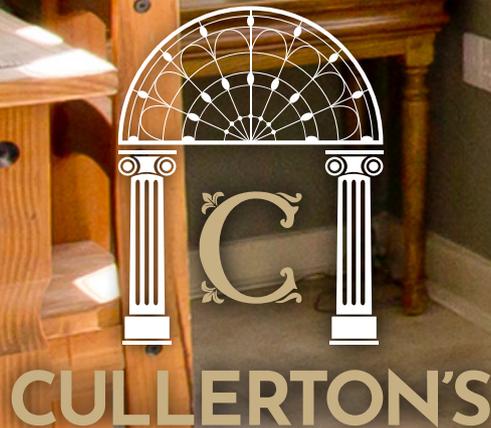


40/4 LEARMONTH CRESCENT

COMELY BANK, EDINBURGH, EH4 1DE

A stylish second-floor flat in desirable Comely Bank, offering two reception rooms and two double bedrooms, alongside a modern kitchen and bathroom – all beautifully presented with modern interior design and quality finishings for a move-in condition. The city home also offers versatility for use as a three-bedroom property, if required, by repurposing one of the reception areas into sleeping accommodation.





CULLERTON'S

WELCOME TO CULLERTON'S THE ETHICAL PROPERTY PROFESSIONALS

Situated in Stockbridge and bordering the New Town, Cullerton's is dedicated to providing bespoke, highly personalised property services through an ethical business model. We believe in clear communication, expert advice and absolute assurance. This underpins our business philosophy, which is based upon ethical practices for our clients, partners and charities alike. Trust, transparency and integrity are at the heart of everything we do.

AN AWARD-WINNING CREATIVE TEAM

With a long history of working successfully together, Cullerton's will continue to work closely with Property Studios, a specialist creative marketing agency, to ensure the highest quality of photography, professional copywriting, marketing and design to all their clients. The Property Studios team of nearly 20 creative professionals, with multiple awards in design and photography, showcase every property with magazine-level marketing materials. They highlight the lifestyle and the unique selling points during the professional photo-shoot, design and professionally written copy and work closely with Cullerton's, to create stylish, accurate and attractive marketing material.



CorporateLiveWire
**SCOTLAND
PRESTIGE AWARDS**
ESTATE AGENCY
OF THE YEAR
2020-2021

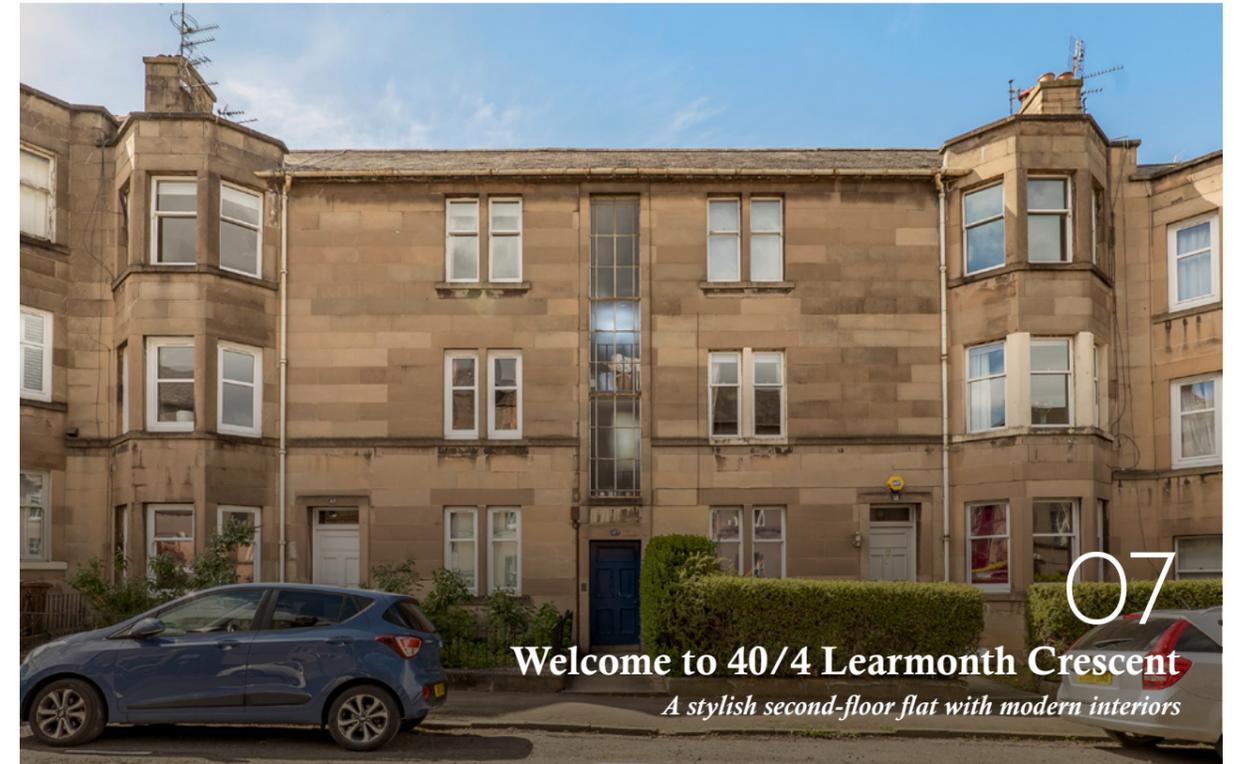


CorporateLiveWire
**SCOTLAND
PRESTIGE AWARDS**
ESTATE AGENCY
OF THE YEAR
2021-2022



The Herald
PROPERTY
AWARDS FOR
SCOTLAND
2021
WINNER
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2021-2022

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A stylish second-floor flat with modern interiors

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The modern kitchen



The principal bedroom

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Property Name

40/4 Learmonth Crescent

Location

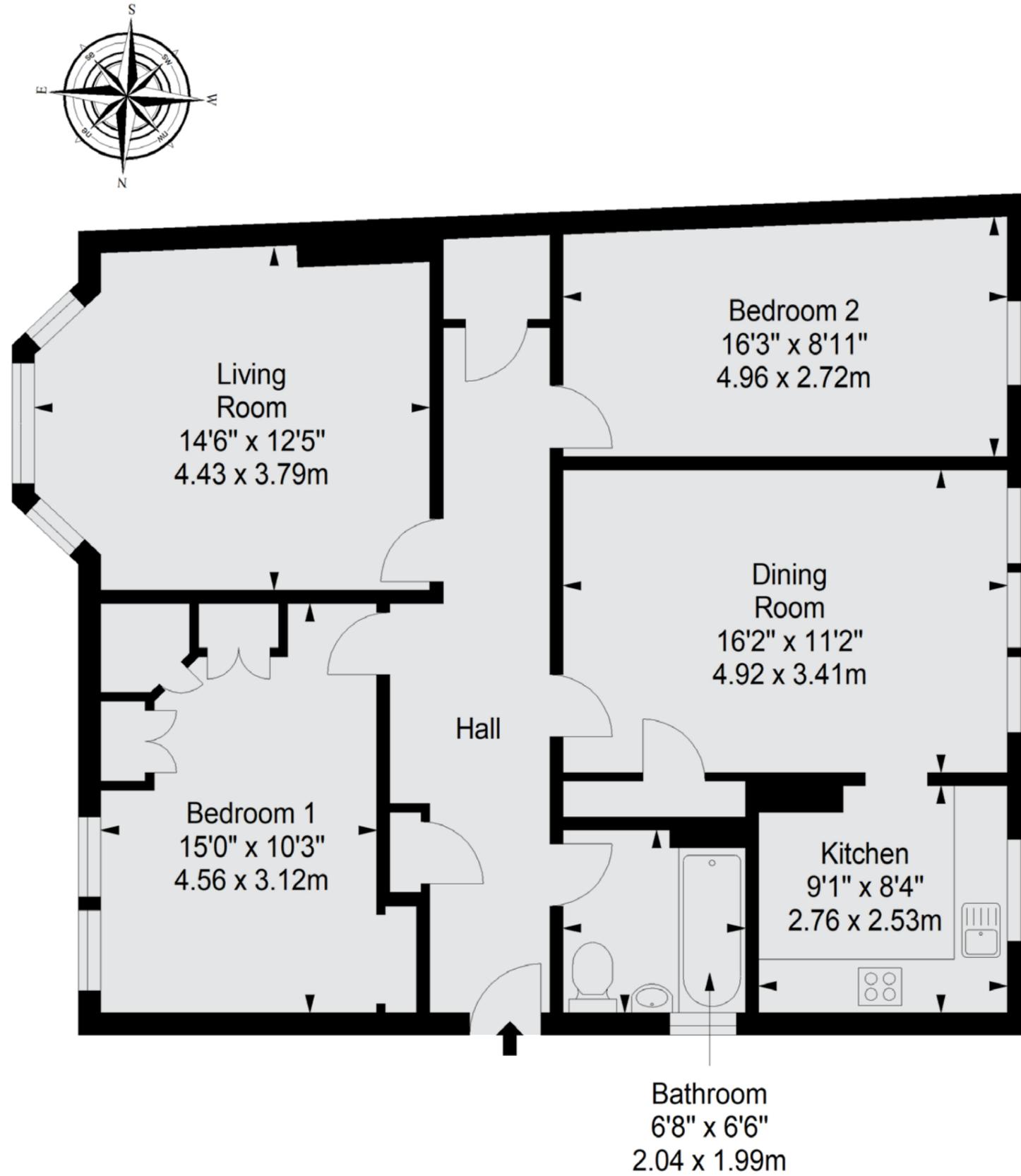
Edinburgh, EH4 1DE

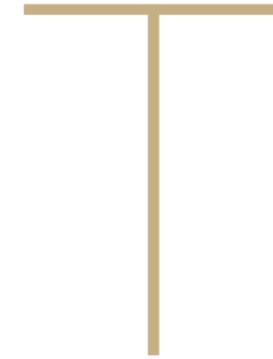
*Approximate
total area:*

90.9 sq. metres (978.5 sq. feet)



Second Floor





This two/one-reception room, two/three-bedroom, second-floor flat forms part of an established residential development, situated in highly sought-after Comely Bank. It is located within easy reach of fantastic amenities, highly-regarded schools, and regular transport links. Furthermore, it is within walking distance of the heart of Edinburgh city centre and the award-winning restaurants and shops of fashionable Stockbridge, as well as idyllic green spaces like the Water of Leith and Inverleith Park. Brought to market in excellent decorative order, the home enjoys modern interior design and a quality kitchen and bathroom. Plus, it boasts delightful views over a manicured communal garden. Thanks to having two reception areas, the home also offers flexibility with the option to use the living space as a third double bedroom and the current dining area as the main lounge - perfect for families. Versatile and spacious, the property will certainly appeal to a broad spectrum of buyers too, particularly amongst city professionals looking to be close to Stockbridge and Edinburgh's West End.

GENERAL FEATURES

- A stylish second-floor flat with modern interiors
- Part of an established residential development
- Situated in highly sought-after Comely Bank
- Attractive interior design in light neutral hues
- Home Report value - £380,000
- EPC Rating - C

ACCOMMODATION FEATURES

- Inviting entrance hall with two cupboards
- East-facing living room with bay window
- Spacious dining room with built-in storage
- Modern kitchen with garden views
- Two spacious double bedrooms
- Bright bathroom with a three-piece suite
- Gas central heating system
- Traditional sash and case windows
- Double glazing in the kitchen and principal bedroom
- The home is protected by a security alarm

EXTERNAL FEATURES

- Landscaped communal rear garden
- Controlled permit parking (Zone N3)

A LOVELY INTRODUCTION

THAT SETS
THE TONE OF
THE FLAT

Reached via a shared entrance and stairwell, the flat's front door opens into an inviting hall that immediately sets the tone for the quality accommodation to follow. It offers two built-in cupboards, and is finished in a light neutral hue and with a hard-wearing wood-textured floor – desirable styling that continues into the living area.

TWO CHARMING RECEPTION ROOMS

The home has two reception rooms that are both completed to high standards, creating charming spaces for relaxing, socialising, and dining. Continuing the hall's appealing style, the living room is enhanced by the neutral palette, ensuring a bright and airy ambience, and a blank canvas that is easy to dress. The room is well proportioned for comfy lounge furniture and it is fronted by an east-facing bay window, which brings lots of morning sun into the room.



SPACIOUS DINING ROOM WITH BUILT-IN STORAGE



A TRIO OF WINDOWS THAT LOOK OUT OVER
THE IMPRESSIVE COMMUNAL GARDEN

Meanwhile, the equally spacious dining room features a trio of west-facing windows that look out over the impressive communal garden - a striking backdrop to admire the evening sunsets. Decorated in sumptuous tones and with white detailing, it has a sophisticated aesthetic and ample floorspace for a dining table and a lounge seating area. A built-in cupboard completes the room - perfect for on-hand storage for when entertaining lively dinner parties.

WITH AN INSPIRING VIEW



A MODERN KITCHEN

Conveniently, an open doorway leads from the dining room into the kitchen. Fitted with modern cabinets and stone-inspired worktops (which blend with the matching splashbacks), it has an on-trend design, as well as ample storage and workspace. It also enjoys light olive décor and wonderful garden views for an inspiring outlook. An oven, ceramic hob, and dishwasher come integrated, alongside an undercounter washing machine and space for a freestanding fridge/freezer.



TWO SPACIOUS DOUBLE BEDROOMS



ENJOYING SOFT CARPETING AND ATTRACTIVE NEUTRAL DÉCOR



The two double bedrooms both maintain the standards of the flat, enjoying soft carpeting and attractive neutral décor. The principal bedroom has the added advantage of an east-facing aspect, as well as generous fitted wardrobe storage and a shelved recess for display items. The second bedroom, on the other hand, enjoys a garden outlook; it is currently arranged as a child's room and nursery, offering versatility of use to suit the owner's needs as well.



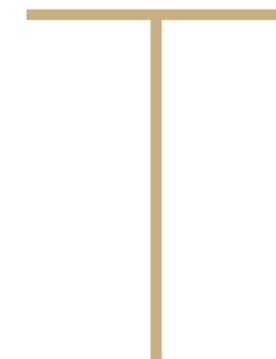
THE PRINCIPAL BEDROOM
HAS THE ADDED
ADVANTAGE OF A
EAST-FACING ASPECT





BRIGHT

THREE-PIECE BATHROOM



The bright bathroom is finished in light earthy tones and with white tiling around the wet areas. It is fitted with a three-piece suite, comprised of a pedestal washbasin, a toilet, a towel radiator, and a bath with an overhead shower.

The property has gas central heating for year-round comfort, alongside traditional sash and case windows which allow a flow of natural light throughout the accommodation. The kitchen and principal bedroom benefit from double-glazed sash windows, and the home is protected by a security alarm.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, and a washing machine to be included in the sale. The fridge/freezer may be available by separate negotiation.



A BEAUTIFUL COMMUNAL GARDEN

The communal garden is beautifully maintained and impressively large. It features a sweeping manicured lawn, fringed by mature trees and planting, and is perfect for summer enjoyment and for getting to know the neighbours. It also boasts a southwest-facing aspect enjoying day-long sunlight. Residents can benefit from controlled permit parking (Zone N3) as well – an essential feature in the city centre.



HIGHLY DESIRABLE
CITY LOCATION
CLOSE TO FANTASTIC
AMENITIES, TRANSPORT
LINKS, AND HIGHLY-
REGARDED SCHOOLS.



40/4 Learmonth
Crescent

COMELY BANK, EDINBURGH

A HIGHLY SOUGHT-AFTER SETTING WITHIN EASY REACH OF SOME OF EDINBURGH'S MOST FASHIONABLE PLACES

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. 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.



SCHOOLS

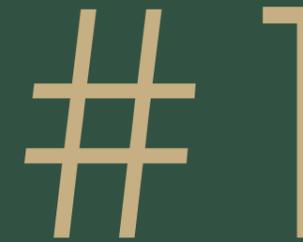
State Schools: Flora Stevenson Primary School, Broughton High School, St Mary's RC Primary School, St Thomas of Aquin's RC High
Independent Schools: Erskine Stewart's Melville Schools (ESMS), Fettes College, Edinburgh Academy, St. George's School for Girls

CULTURE

Scottish National Gallery of Modern Art One, Scottish National Gallery of Modern Art Two, Independent galleries, The Adam Pottery, Stockbridge Library.

SHOPPING

Outstanding Independent retailers and grocers. Supermarkets including Waitrose and Sainsbury's. Stockbridge Farmer's Market. Luxury brands at Multrees Walk and George Street in the New Town.



HIGHLY DESIRABLE CITY LOCATION CLOSE TO FANTASTIC AMENITIES, TRANSPORT LINKS, & HIGHLY-REGARDED SCHOOLS

LOCATION



Highly sought-after setting within easy reach of some of Edinburgh's most fashionable places, including Stockbridge and the West End.

TRANSPORT



Bus – 19, 22, 36, 37, 43, 113,

Tram Stop – West End (0.9 miles)

Train Station – Haymarket (1.2 mile)

Airport – Edinburgh International (7.3 miles)



SPORTS

Edinburgh Academicals Sports Ground, The Grange Club, Glenogle Swim Centre, Dance for All, Balanced Edinburgh.

FOOD & DRINK

Some of Edinburgh's best Restaurants, Fine Dining, Delis, Pubs, Lounges and Cafés nearby.

PARKS

Royal Botanic Gardens, Inverleith Park, Dean Gardens, The Water of Leith Walk and Cycle way



MARK CULLERTON

THE PROPERTY EXPERT BEHIND THE PERSONALISED SERVICE

Owner and founder Mark Cullerton is well-known within the Scottish property industry for his unique blend of market acumen and strong business ethics. Throughout his 30 years in the industry, Mark has garnered a loyal following of clients who value his unrivalled industry knowledge, and respect his honest, straightforward approach. Over the years he has gained professional plaudits and numerous industry awards. He has amassed a wealth of invaluable professional experience and has held several senior and directors' positions among high-ranking solicitors and estate agents in Edinburgh. Officially opening its doors in 2017, Cullerton's Estate Agents & Property Consultants has a clear vision: to deliver a bespoke, highly personalised service in all aspects of property sales.

CULLERTON'S - THE ETHICAL PROPERTY PROFESSIONALS

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THE CULLERTON'S TEAM - HANDPICKED PROPERTY PARTNERSHIPS

From our office on St Stephen Street in Stockbridge, our close circle of handpicked, award-winning professionals and partnerships will exceed your property service expectations. We put together a unique service package that is tailored to your individual needs, including qualified legal advice from our chosen legal partners, reliable valuations and market predictions from our specialist valuers and surveyors, and magazine-level photography, copywriting and design by our marketing team. Just as we cherish the close relationships we enjoy with our clients, we also value long-standing professional partnerships, based not only on trust, but also on success.



GIVING BACK TO OUR COMMUNITY - OUR SELECT CHARITIES, CONSERVATION AND PARTNERS

We take pride in our ethical business practices, particularly our steadfast attitude towards fairness and equality in the workplace, environmental conservation, and our pro-active support of our partner charities in Edinburgh and across the UK. All our business systems and products have been designed and chosen to make a low environmental impact. We also believe strongly in giving back to our community, particularly the causes we feel passionate about. Cullerton's supports over six charities, to whom we donate a percentage of our profits, monthly.

OUR CLIENTS

Whether you are a first-time buyer or seasoned homeowner, a property developer or an investor, the property market can be a daunting place, where professional advice is paramount. Driven by our guiding principles, as well as our unrivalled industry expertise, we are proud

to have established a strong, long-standing client base, which includes residential and commercial clients, builders and property developers. By taking the time to get to know each client, and by understanding their individual aspirations, we are best equipped to provide sound support and advice every step of the way.



CULLERTON'S

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SCOTLAND
PRESTIGE AWARDS

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DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.