

59 Learmonth Court, Comely Bank, Edinburgh, EH4 1PD





### Description

Particularly appealing two bedroom fourth floor flat set within an impressive 1930's art deco building located in the sought-after Comely Bank area of Edinburgh. Offering spacious and easily manageable living space, this attractive home will appeal to individuals and couples and boasts superb views to Fettes College as well as benefiting from residents parking and well-maintained communal grounds.

- Shared stairwell with secure entry phone system and lift access
- Welcoming hallway with storage
- Generously proportioned living/dining room
- Fitted kitchen
- Two double bedrooms
- Bathroom consisting of a three-piece white suite having a shower
- Electric heating and double glazing
- Landscaped grounds
- Private residents' parking

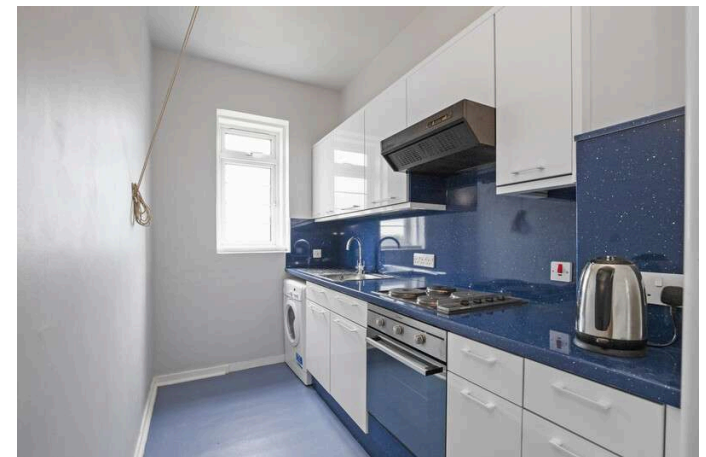
### Extras

The fitted floor coverings, storage heaters, oven, hob, cooker hood, washing machine and fridge/freezer are included.

### Factors

The building is factored by Trinity Factors. The cost for 2023/2024 is £1798.77 which includes the cost of the caretaker, buildings insurance and a constant supply of hot water and bathroom heating.

EPC Rating: D

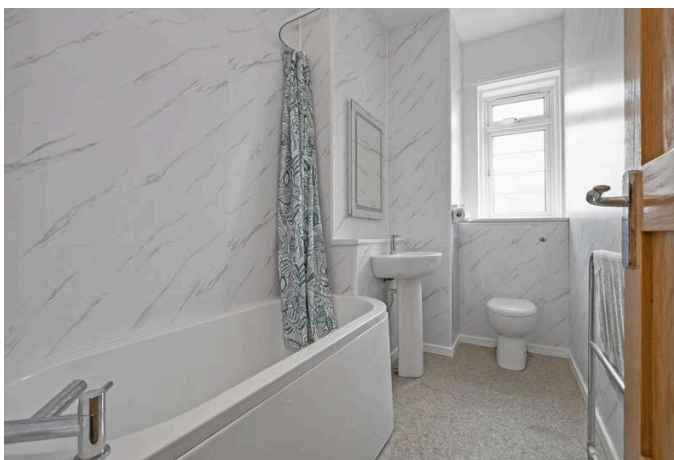


### Location

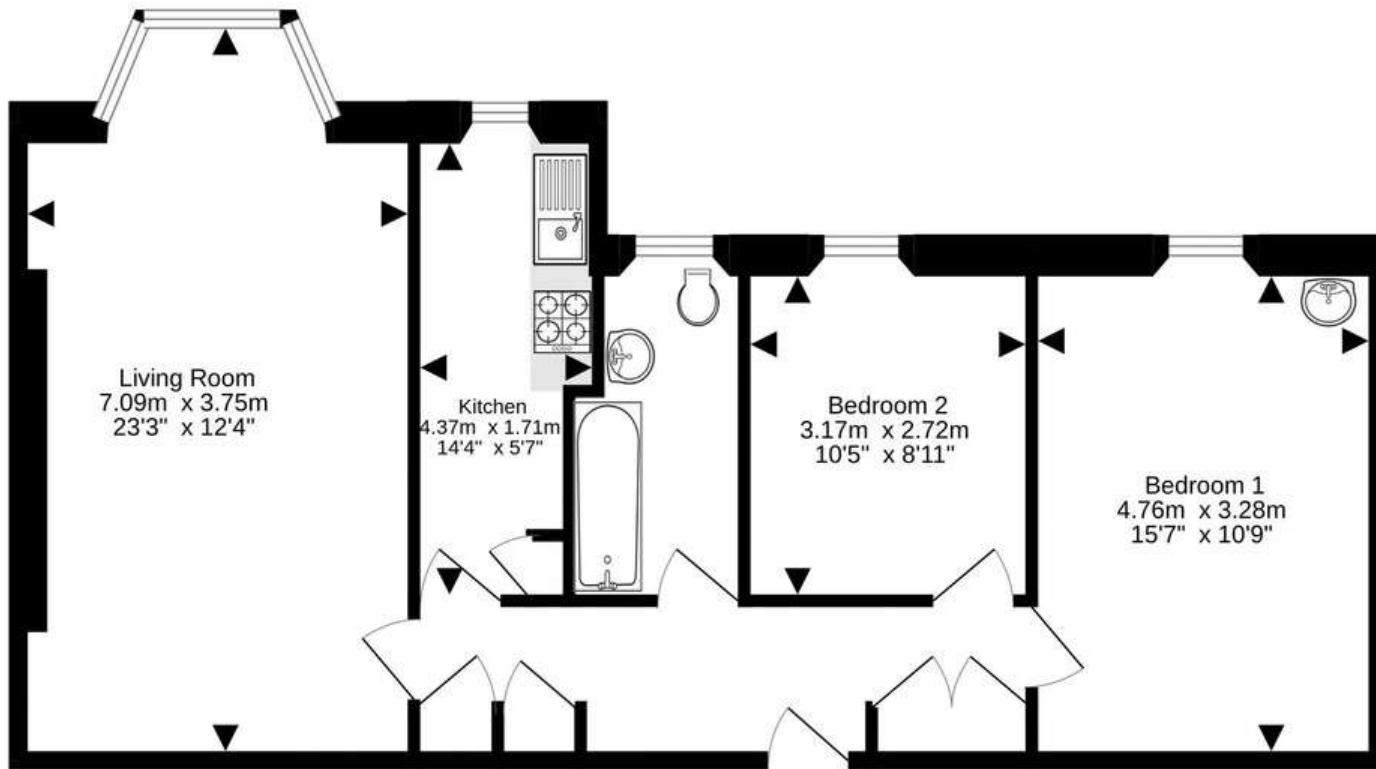
The much sought-after Comely Bank area of Edinburgh offers an ideal location, next to the vibrant and unique village atmosphere of fashionable Stockbridge, and within walking distance of the city centre with its many attractions. The street benefits from steps offering access to the West End, as well as a number of shops and services just at the bottom of the road, whilst Stockbridge offers a wealth of amenities including boutiques, galleries, independent shops, bookshops, well-renowned cheesemongers, fishmongers and butchers, and a fantastic selection of cafes, 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.

### Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.







For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
Made with Metropix ©2024



Connor  
Malcolm

1 Inverleith Terrace  
Edinburgh  
EH3 5NS  
T: 0131 557 3188  
F: 0131 557 6561  
www.connormalcolm.com

While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

