



2 Learmonth Crescent, Stockbridge, EH4

Offers Over £425,000

**REVERE**



# Key Features

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- Private front garden and main door access
- Direct access from kitchen onto well maintained communal garden
- Three bedrooms which could also be used as convenient study
- A wealth of amenities and beautiful green spaces within walking distance
- Immaculately presented throughout with period features
- Ample permit parking



*Immaculately presented, main door, three-bedroom ground floor flat, with a private Southeast facing front garden and direct access to the spacious well maintained communal garden.*









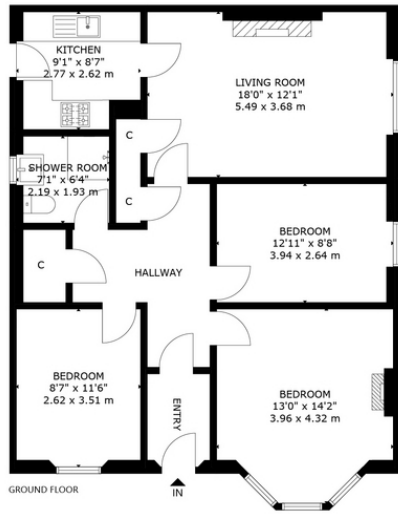
This property is situated just minutes from the extremely popular Stockbridge area offering an excellent opportunity for any buyer.

From the private and peaceful garden nestled behind mature hedging and adorned with decorative stones and paving you enter a welcoming hallway equipped with useful built-in cupboards.

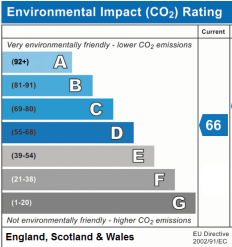
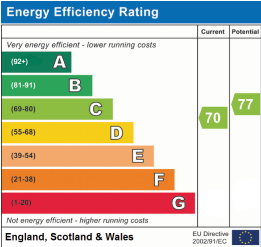
Featuring a timeless crisp décor and wood-inspired flooring it ushers you through to a light-filled east-facing living room elegantly decorated with a continuation of the hallway flooring, a statement accent wall, and a living flame fireplace housed in an ornate white mantle. Enjoying generous proportions, it allows for a comfortable layout including dining should you wish. Conveniently adjoining is a sleek contemporary kitchen designed with white gloss under-base-lit wall and floor units, complementary worktops and a splashback in a natural hue, and high-spec integrated appliances including a gas hob and oven. The kitchen provides direct access onto the expansive well maintained communal gardens, an excellent and rare benefit in such a central location.

Moving past a luxurious design-led fully tiled shower room showcasing a washbasin built into a wall-hung vanity, chrome towel radiator, and WC you arrive at beautifully presented principal double bedroom. Boasting bay windows overlooking the front garden it is bathed in natural light and with plush carpeting and an original feature fireplace is a serene and relaxing retreat.





2 LEARMONTH CRESCENT, EH4 1DE  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 933 SQ FT / 87 SQ M  
All measurements and fixtures including doors and windows are  
approximate and should be independently verified.  
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**Tenure Type:** Freehold  
**Council Tax Band:** E  
**Council Authority:**

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