

**18/3 Learmonth Avenue
Edinburgh EH4 1DF**

Offers Over £375,000

- Large living/dining room
- Modern kitchen fitted with a range of floor and wall mounted units, induction hob and electric oven, integrated dishwasher, fridge freezer and boiling water tap
- Bay window lounge/bedroom featuring decorative fireplace
- second double bedroom
- Box room off dining room
- Bathroom fitted with three-piece suite and mains shower over the bath
- Utility cupboard
- Gas central heating and double glazing throughout
- Well kept south-west facing communal garden
- On-street permit parking

Council Tax Band: E

Tenure: Freehold

Shared Ownership: No



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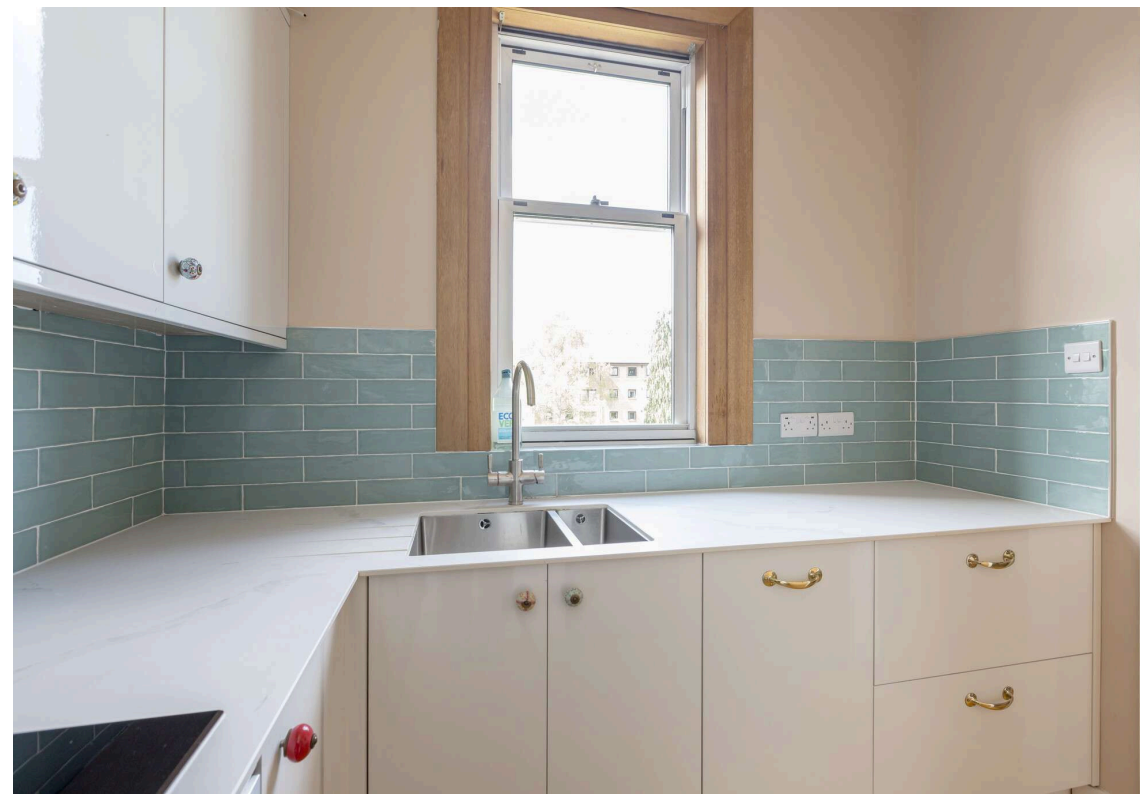
Flat

Blair Cadell are delighted to present to market this superb top-floor flat in the highly sought-after area of Stockbridge. Boasting excellent local amenities and versatile living space, this beautifully presented property will appeal to a wide range of buyers. Early viewing is highly recommended.

The accommodation comprises of a spacious west-facing living/dining room at the heart of the home, flooded with natural light and featuring a large box room off it—ideal as a guest bedroom or home office that has a large storage cupboard. A stylish newly fitted kitchen with modern wall and floor-mounted units, induction hob, boiling water tap for instant boiling water, an integrated dishwasher, and stand alone fridge freezer. Charming bay-window lounge providing a second reception space or optional additional bedroom, complete with a decorative fireplace—perfect for entertaining. Generous double bedroom with a built-in cupboard offering excellent storage. Contemporary family bathroom with a three-piece suite, mains-powered rain shower over the bath, and a built-in utility cupboard for added convenience. Additional features include gas central heating and double glazing throughout for comfort and energy efficiency. Externally, the property benefits from a superb communal garden to the rear and on-street permit parking.

Situated just steps away from the vibrant shopping district of Stockbridge, the flat enjoys proximity to a wide array of independent boutiques, cafes, restaurants, and bars, perfect for dining and socializing. A nearby Marks & Spencer, Waitrose, Coop and Sainsburys as well as independent butchers and fishmongers ensure easy access to groceries. The area is well-served by renowned private and public schools, including Fettes College, Stewart's Melville College, Edinburgh Academy, Flora Stevenson Primary School, and Broughton High School. For recreational activities, residents will appreciate the proximity to Inverleith Park, Glenogle Baths, Edinburgh Accies Rugby Club, Grange Club and Broughton Bowling Club. The nearby Royal Botanic Gardens and picturesque Water of Leith Walkway offer serene walking routes for moments of quiet relaxation. Access to Dean gardens is also available by subscription. This property truly combines classic charm with modern living in one of Edinburgh's most desirable neighbourhoods

Viewing by appointment on 0131 337 1800

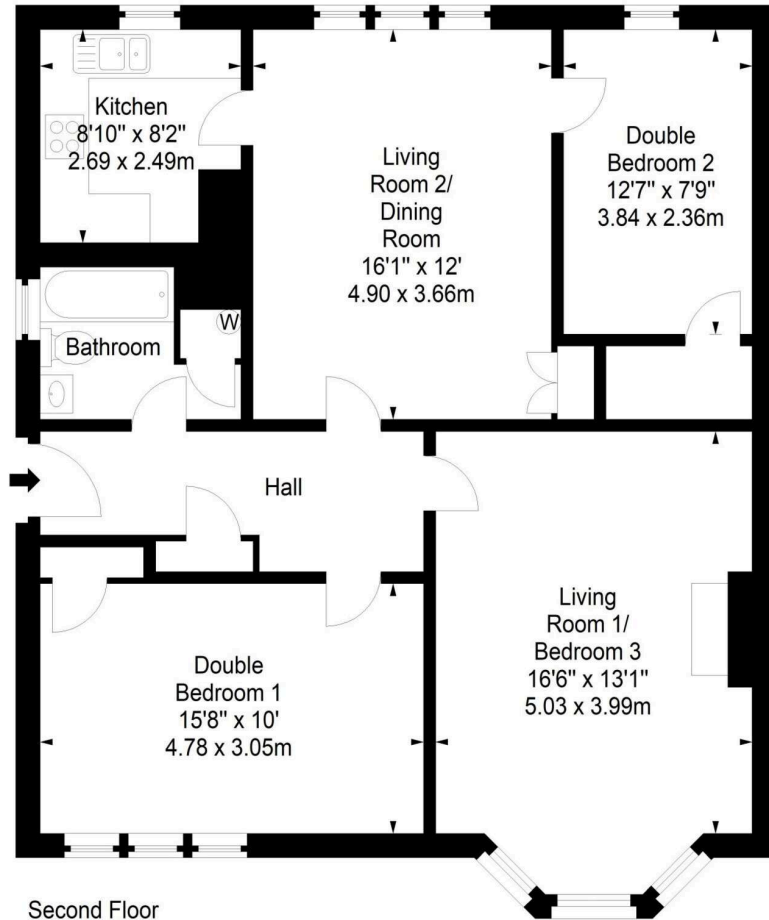
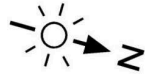




Learmonth Avenue,
Edinburgh,
Midlothian, EH4 1DF



Approx. Gross Internal Area
982 Sq Ft - 91.23 Sq M
For identification only. Not to scale.
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Property Centre:
1 Harrison Gardens
Edinburgh EH11 3NA
Tel: 0131 337 1800
Fax: 0131 337 1118

DX ED 92, Edinburgh
E-mail: property@blaircadell.com
www.blaircadell.com



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