



9/1 LEARMONTH CRESCENT
LEARMONTH
Edinburgh
EH4 1DD



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Permit
only

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PERMIT





This is a most attractive first floor flat situated in a much sought after prime residential area close to excellent local amenities including both Waitrose and Sainsbury's. Nearby Stockbridge provides a variety of alternative shops, wine bars/bistros and restaurants and the Royal Botanic Gardens and Inverleith Park are also located close by. The city centre itself is within walking distance and there are excellent sporting facilities for cricket, tennis and squash enthusiasts at the local Grange, Fettes and Dean Village leisure clubs.



There is a wide choice of both Primary and Secondary schools close by including Fettes, Stuart Melvilles/Mary Erskine and the Academy. Regular bus services run close by giving good access to all parts of the city and major road networks.

Entrance to the property is through a well maintained common passage and stair with the added benefit of a security entrance system.

Internally the property is in excellent decorative order and benefits from gas central heating and double glazing. The integrated kitchen appliances are included in the sale, other items may be available through separate negotiation.

PROPERTY DETAILS

- Entrance Vestibule with shelved wall press and high level meters cupboard.
- Welcoming entrance Hall. Shelved wall press. Entryphone handset.
- Bright and spacious Lounge with bay window to front. Feature fireplace with stone surround and living flame gas fire. Cornice, ceiling rose and picture rail. Due to the flexibility of the accommodation, this room could serve as a large double bedroom but is currently used as an attractive lounge.
- Bright Dining Room with three windows facing the rear offering an attractive outlook over the communal rear garden. Built in cupboards. Additional shelved cupboard. Shelved utility cupboard. Picture rail. This room could serve as the lounge but is currently used as a dining room.
- Modern fitted Kitchen with matching wall and base units. Integrated gas hob, electric oven and hood. Integrated washing machine, fridge and freezer. Ample work surfaces with stainless steel sink with drainer and matching splashback. Window to rear overlooking garden.
- Large Double Bedroom with window to front. Extensive built in wardrobes and dressing units provide excellent storage space.
- Further Double Bedroom with window to rear with open outlook over the gardens. Free standing wardrobes again provide excellent storage space, the wardrobes are included in the sale. Additional built in cupboard.
- Stylish Shower Room with white two piece suite comprising inset wash hand basin and WC. Shower compartment with mixer shower. Mirrored bathroom cabinet. Shelved cupboard. Cupboard housing water tanks. Frosted window to side.



Viewing: Telephone Agents on 0131 524 3800











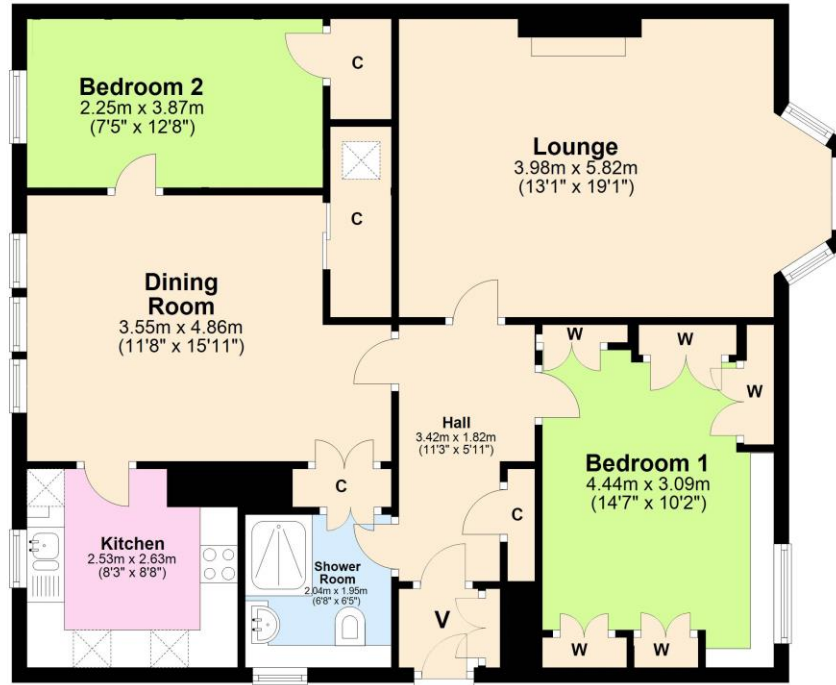
EXTERNAL

The property is set in attractive and well maintained communal garden grounds..

- Energy Efficiency Rating - C
- Council Tax Band - D

First Floor

Approx. 86.2 sq. metres (927.9 sq. feet)



Photos and Floorplan by Mike Dooley Photography 07730 560286

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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* Please contact us for a free consultation or valuation

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