

67 (2F2)

Learmonth Grove

Stockbridge

Edinburgh

EH4 1BL



Most impressive two/ three bedroom second-floor flat in the sought-after Comely Bank area of Edinburgh which lies to the northwest of the City Centre. This attractive flat will appeal to first-time buyers, young families, rental investors and those seeking to downsize, and offers generously proportioned and light filled living space which comes with the added attraction of being a short walk from fashionable Stockbridge.

- Welcoming central reception hallway with storage.
- Extremely spacious bay window sitting room with varnished floors, wood burning stove and shelving. This room could be arranged as the main bedroom.
- Living/ dining room with triple windows overlooking the rear garden. Bespoke window seating providing additional storage. Two cupboards and access to the kitchen and bedroom two.
- Well equipped kitchen fitted with two tone shaker style base and wall mounted units. Stone worksurfaces with undermount sink and metro tiling. Integrated oven, gas hob and extractor hood. Space for freestanding appliances.
- Two bedrooms both with built in storage and ample space for freestanding furniture.
- Bathroom with contemporary tiling to splash back areas, vanity sink, enclosed cistern toilet and bath with mains valve shower over. Enclosed storage cabinet.
- Gas central heating and double glazing.
- Secure entry system.
- Well-kept extensive communal garden.



Viewing by appointment on 0131 524 3800











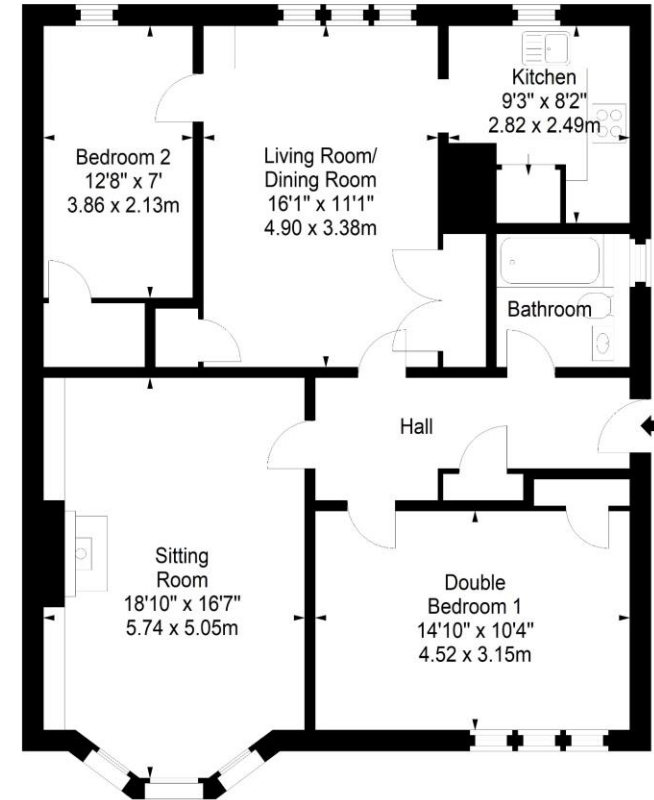
The much sought-after Comely Bank area of Edinburgh offers an ideal location, next to the vibrant and unique village atmosphere of fashionable Stockbridge, and within walking distance of the city centre with its many attractions. Stockbridge offers a wealth of amenities including boutiques, galleries, independent shops, bookshops, well-renowned cheesemongers, fishmongers and butchers, and a fantastic selection of cafes, restaurants and pubs boasting an abundance of character and individual flair. Nearby Craigleith 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.

EPC Band- D
Council Tax- E

Learmonth Grove,
Edinburgh,
Midlothian, EH4 1BL



Approx. Gross Internal Area
922 Sq Ft - 85.65 Sq M
For identification only. Not to scale.
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Second Floor



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* Please contact us for a free consultation or valuation

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