



# 11 Learmonth Avenue Comely Bank Edinburgh EH4 1DG





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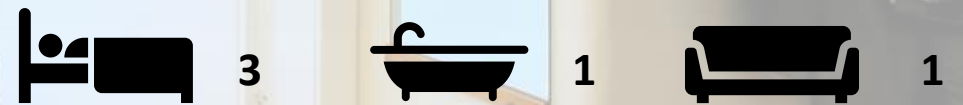


Most impressive two / three bedroom maindoor flat with private gardens set in the sought-after Comely Bank area of Edinburgh which lies to the northwest of the City Centre. This attractive flat will appeal to first-time buyers, young families, rental investors and those seeking to downsize, and offers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

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

#### PROPERTY DETAILS

- Entrance Vestibule with mosaic tiled floor leading to welcoming central reception Hall with built in shelved cupboard.
- Extremely spacious Lounge with bay window to front. Feature fireplace with gas fire. This room could easily be used as the main bedroom.
- Living Room / Dining room with triple windows overlooking garden. Two cupboards and access to the kitchen and bedroom three.
- Well equipped Kitchen fitted with matching base and wall mounted units. Integrated gas hob and electric oven. The washing machine and fridge are included in the sale. Ample worksurfaces with sink with drainer. Shelving. Wall mounted combi boiler. Clothes pulley. Door to garden.
- Double Bedroom with twin windows to front.
- Further Bedroom with window to rear overlooking garden. Built in cupboard.
- Family Bathroom with three-piece suite comprising bath with electric shower above, wash hand basin and WC. Shelved airing cupboard. Frosted window to side.



Viewing by appointment on 0131 524 3800





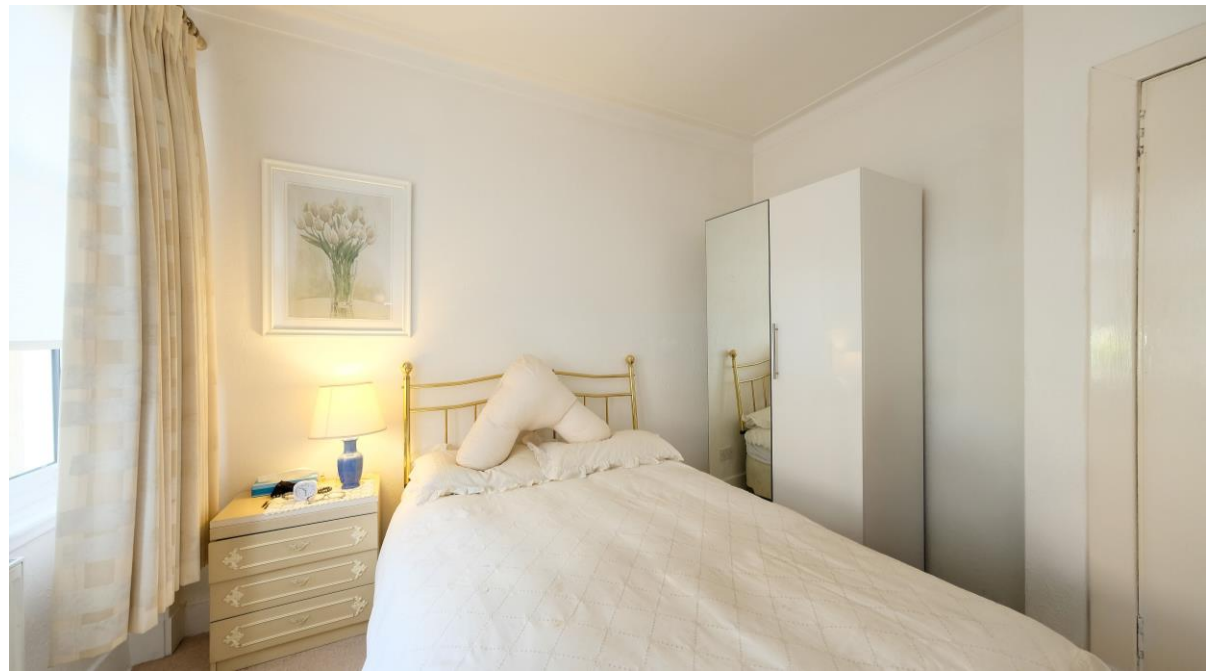








DO NOT SWITCH OFF













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 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.

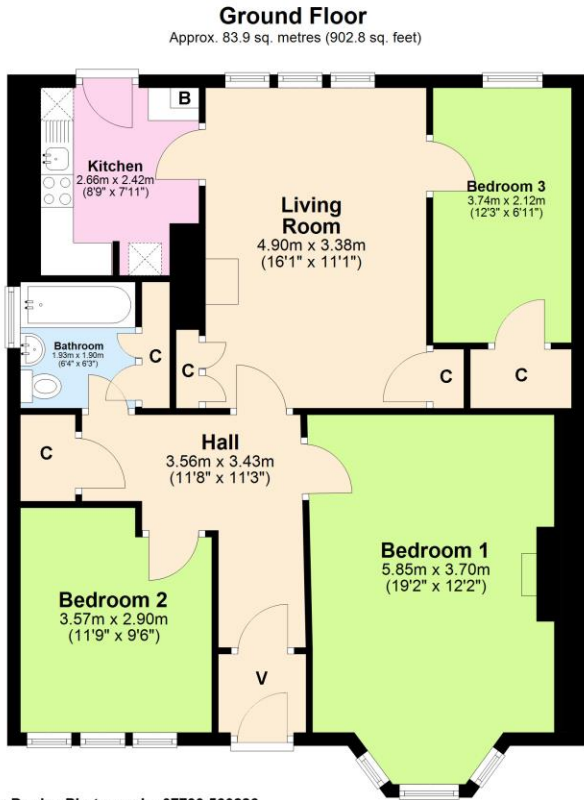
The area enjoys some of Edinburgh's finest independent state and private schools, within walking distance. Comely Bank is well-served by regular bus services to the city centre and beyond.

Private garden to front with an attractive array of plants and shrubs. Fully enclosed private garden to rear again with an attractive array of established plants and shrubs. The garden shed is included in the sale. Patio with space for garden furniture. Gate to communal gardens.

Large communal garden to rear. Resident permit parking is available on application to the City of Edinburgh Council.

EPC Band – D

Council Tax - Band E



Photographs & 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.