










Offers Over
£275,000

46 (PF) Learmonth Grove

Comely Bank | Edinburgh | EH4 1BN

This attractive and spacious traditional ground floor flat with private garden to front, is ideally positioned in the much sought-after district of Comely Bank only a short distance from the city centre and Stockbridge. In move-in condition the property would undoubtedly appeal to the young professionals.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Permit/Meter Parking
-  Communal Garden
-  EPC Rating – D
-  Council Tax Band – D



Description

In brief the accommodation comprises; secure entry system, welcoming entrance hallway with understair cupboard, generously proportioned and bright bay-windowed lounge/dining with feature fireplace, modern fitted kitchen, light and airy double bedroom quietly positioned to the rear with walk-in storage cupboard and stylish bathroom with three-piece suite and shower over bath. Further benefits include gas central heating.



Extras

All fitted floor coverings will be included in the sale together with the integrated oven/hob. Please note the appliances will be sold as seen and no warranties/ guarantees will be provided. Our client is willing to include various items within the property as part of the sale price.

Gardens & Parking

To the front there is a section of private garden ground and there is a well kept communal garden located to the rear of the building and for the car owner, permit and metered parking is available to the front and surrounding area.

Viewing

By appointment through Neilsons 0131 625 2222.



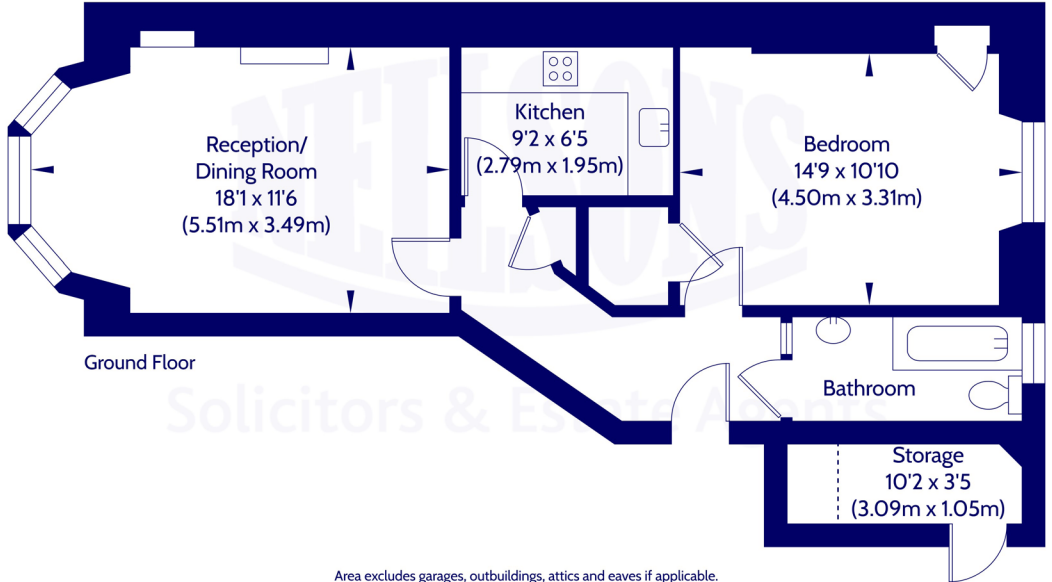


Location

Learmonth Grove is situated with the highly popular Comely Bank district and is close to many of the capital's finest shops and restaurants as well as its main retail and commercial thoroughfares of George Street and Princes Street. The cosmopolitan district of Stockbridge is only a short walk away offering a superb choice of speciality shops, fashionable bars, quaint coffee shops, delis and boutiques. Locally there is a Waitrose supermarket on Comely Bank Road itself and a Sainsbury's supermarket and range of retail stores at Craighleith Shopping Park near Blackhall. There is easy access to the Water of Leith Walkway and cycle path, whilst the open spaces of the Royal Botanic Gardens and Inverleith Park are also within walking distance. Regular public transport services provides swift access in and around the city.



Approx. Gross Internal Floor Area 53.42 Sq M / 575 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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