



Solicitors & Estate Agents










Offers Over  
**£350,000**

## 28/2 Learmonth Crescent

Comely Bank | Edinburgh | EH4 1DE

Neilsons are delighted to present this immaculately presented first-floor flat, set within the sought-after Comely Bank district of Edinburgh. Ideally positioned on the fringe of vibrant Stockbridge and just a short stroll from the beautiful open spaces of Inverleith Park, the property also enjoys convenient access to the city centre, offering a superb lifestyle opportunity for a wide range of buyers including professionals, couples, and investors.

-  2 Bedrooms
-  2 Public Rooms
-  1 Bathroom
-  Zoned Parking
-  Communal Garden
-  EPC Rating – C
-  Council Tax Band – E



## Description

Offered in true move-in condition, the property combines elegant period features with modern finishes and offers a flexible layout to suit varying needs. The accommodation comprises a welcoming entrance hallway with useful storage, a bright and airy bay-windowed reception room that may also serve as a generous principal bedroom if desired, and a spacious dining room which flows naturally into the adjoining fitted kitchen. The dining room is enhanced by two built-in cupboards providing excellent additional storage, while the kitchen is equipped with a range of fitted units and integrated appliances. The dining room may also be set up as a formal reception room. There are two well-proportioned bedrooms, including a peaceful principal bedroom with a fitted cupboard, and a good-sized second bedroom, both offering comfortable spaces for rest and relaxation. The contemporary shower room is finished to a high standard with modern fixtures and fittings.



Further benefits include gas central heating and double glazing throughout, ensuring year-round comfort and energy efficiency.

## Extras

All fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen.

## Gardens & Parking

There is a well maintained communal garden to the rear creating the ideal place to enjoy afternoon sun and outdoor relaxation. For the car user there is permit/meter parking to the front and surrounding area.

## Viewing

By appointment through Neilsons 0131 625 2222.

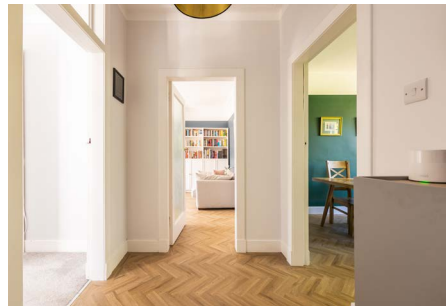






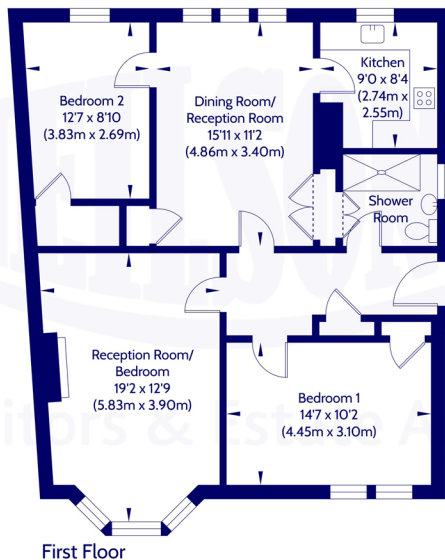
## Location

Comely Bank and the neighbouring district of Stockbridge offer a superb choice of specialty 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 a range of retail stores at Craigleith 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. The Drumsheugh Baths Club is situated nearby in Belford Road whilst the Edinburgh Sports Club, Dean Tennis Club and the Scottish National Gallery of Modern Art are located in the Dean Village. Haymarket rail station is close by and regular public transport provides swift access in and around the city.





Approx. Gross Internal Floor Area 87.26 Sq M / 939 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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