



Solicitors & Estate Agents










Offers Over

**£600,000**

## 1/3 South Learmonth Gardens

Comely Bank | Edinburgh | EH4 1EY

A fantastic opportunity has arisen to purchase this impressive, truly stunning double upper, forming part of a handsome traditional former townhouse, conveniently positioned in the much sought after district of Comely Bank, a short distance from the city centre and fashionable Stockbridge. The property is presented to the market in true move-in condition and would undoubtedly appeal to professionals and families.

-  4 Bedrooms
-  2 Public Rooms
-  2 Bathrooms
-  Zoned Parking
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band - E



## Description

In brief the subject comprises; secure entry system, welcoming entrance hallway with original wooden floors running through most rooms, light and airy bay windowed reception room with beautiful cornice work and gas fireplace, dual aspect kitchen offering ample fitted wall and base units, quartz worktop matched with stylish tiling to the splash areas and high quality Neff integrated eye level oven, dishwasher and washer/dryer, while also allowing space for a good size dining table. A spacious and bright principal bedroom with bay window, further good sized bedroom with fitted wardrobes and contemporary bathroom with shower over bath. Finally, the upstairs accommodation comprises; spacious landing, two well proportioned double bedrooms, modern shower room and good eaves storage. Further benefits include gas central heating and new double glazed windows (installed in 2023).





## Extras

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

## Gardens & Parking

There is access to a beautifully maintained communal garden located to the front, for a small annual fee. For the car user there is permit and metered parking available to the front and surrounding area.

## Viewing

By appointment through Neilsons 0131 625 2222.





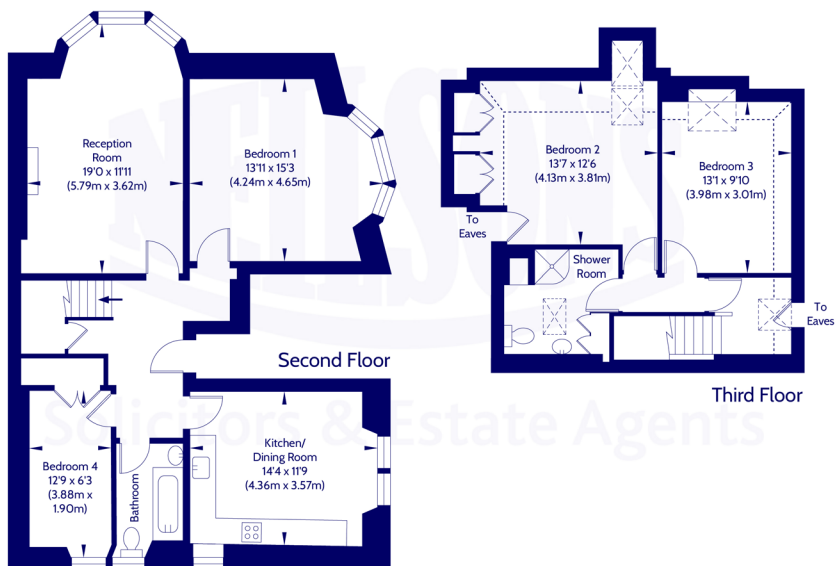
## Location

South Learmonth Gardens 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 Craigmyle 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 111.93 Sq M / 1205 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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