



46/8 Learmonth Avenue

Stockbridge, Edinburgh, EH4 1HT


northwood



Forming part of a modern development in Stockbridge, this three-bedroom top-floor flat has a highly sought-after location in the capital. Furthermore, it is finished to exceptional standards, providing bright and spacious accommodation with beautiful interior design. It features a private balcony, a quality breakfasting kitchen, and two bathrooms. It also has private allocated parking and a manicured communal garden.

Accessed via a secure telephone-entry system and shared stairwell, the flat's front door opens into a hall with two built-in cupboards. It is a lovely introduction, heightened by the neutral decoration and a rich hardwood floor. Directly ahead is the living/dining room, which continues these appealing features to create an elegant aesthetic that is highly effective. The room has spacious dimensions, and it can neatly accommodate lounge and dining furniture ensuring a sociable environment for daily use. South-facing glazed doors bathe the room in natural light before opening to a private balcony that is ideal for potted plants. In the breakfasting kitchen, there is ample room for a table and chairs for casual meals and morning coffee. It is well-appointed with base and wall-mounted cabinets, as well as worksurface space, all finished in sophisticated tones. An integrated oven and ceramic hob are included, along with a freestanding fridge/freezer and a washing machine.



- A spacious top-floor flat with beautiful interiors
- Part of a modern development
- Situated in highly sought-after Stockbridge
- Secure telephone-entry system
- Entrance hall with two built-in cupboards
- Large living/dining room with private balcony
- Well-appointed breakfasting kitchen
- Three spacious double bedrooms
- Built-in wardrobes to two bedrooms
- Modern three-piece en-suite shower room
- Three-piece family bathroom with overhead shower
- Professionally maintained communal garden
- Private residents' parking with allocated spaces
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - F







“The principal bedroom has a particularly large footprint. It features a built-in wardrobe and an en-suite shower room.”





Meanwhile, the three spacious double bedrooms maintain the home's impeccable standards, each room enjoying attractive decoration. The principal bedroom has a particularly large footprint which can house a variety of furnishings and space for a home workstation or nursery. Furthermore, it features a built-in mirrored wardrobe and a modern en-suite shower room. The second bedroom also has a built-in wardrobe, whilst the third bedroom has the versatility to be used as a study, if preferred. Finishing the property is a three-piece family bathroom, equipped with a hidden-cistern toilet, a storage-set washbasin, and a bath with an overhead shower. Gas central heating and double glazing ensure year-round comfort.

Outside, the development offers a sweeping communal garden that is laid to lawn and professionally maintained – perfect for lounging in the sun. It also provides private residents' parking with allocated spaces. In addition, the flat has a private outdoor store for added convenience.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, a freestanding fridge/freezer, and a washing machine to be included in the sale.



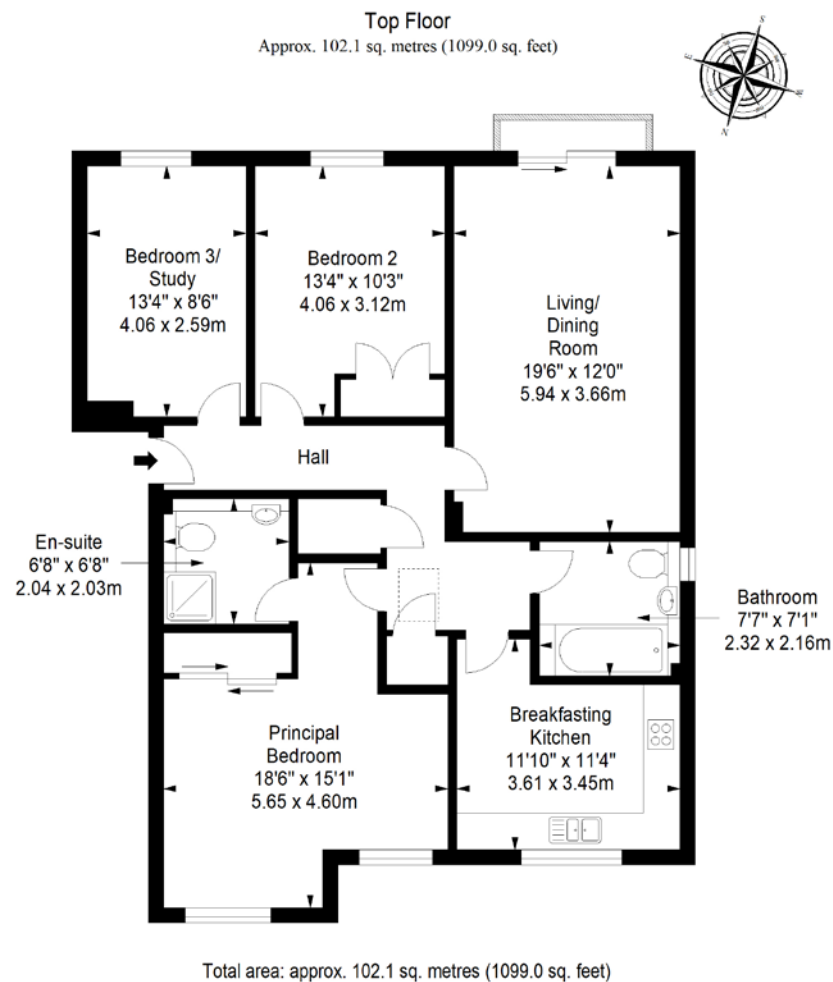
Factor: the development is factored by Trinity Factor for the approximate fee of £400 per quarter. This cost includes the maintenance of communal areas, the upkeep of the garden, and block buildings insurance.



Stockbridge, Edinburgh

Known as Edinburgh's urban village, the desirable city district of Stockbridge hosts a charming selection of artisan shops, art galleries and boutiques, as well as fashionable eateries, cafes and homely pubs. The popular Stockbridge market is held every Sunday, selling fresh produce, handmade crafts and global street food. Local supermarkets include a Sainsburys and a large Waitrose, whilst nearby Craigleith Retail Park houses an array of retail outlets and a further supermarket. Lying on the edge of Edinburgh's prestigious New Town, Stockbridge is just a 15-minute walk to the city centre and the main shopping areas of Princes Street and George Street. Within Stockbridge, scenic outdoor spaces are in abundance with the Water of Leith walkway, leading to nearby Dean Village and The Scottish National Gallery of Modern Art, country-style Inverleith Park with its panoramic city views and the Royal Botanic Garden. For indoor recreation, the Glenogle Swim Centre provides beautifully-restored Victorian swimming baths, a state-of-the-art gym and regular fitness classes. Outstanding private and state schooling options are available locally. The area is well-served by frequent bus services running across the city, whilst Waverley train station is easily accessible by foot.

Floorplan



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