



Comely Bank, Edinburgh

77 LEARMONTH COURT, EDINBURGH EH4 1PD

Well presented and generously proportioned two bedroom fifth floor flat with Lift situated within an impressive Art Deco building and ideally located in the sought after area of Comely Bank. The Flat boasts spectacular views to Fettes College looking out over the whole of North Edinburgh and beyond. The flat also benefits from residents parking.



1



2



1



DESCRIPTION

Well presented and generously proportioned two bedroom fifth floor flat with Lift situated within an impressive Art Deco building and ideally located in the sought after area of Comely Bank. The property comprises of:

- Entrance Hall with Storage Cupboards
- Bay-Fronted Sitting Room with spectacular views
- Smart Fitted Kitchen
- Spacious Principal Bedroom
- Further Double Bedroom
- Modern Bathroom with free-standing Bath
- Lovely Communal Gardens
- Double Glazing and Central Heating throughout
- Central location close to popular Stockbridge
- Passenger Lift and Stairs
- Communal Gardens and Residents Car Park

LOCATION

Nestled in the heart of one of Edinburgh's most sought-after residential areas, Learmonth Court is ideally situated within close proximity to the vibrant districts of Stockbridge, Princes Street, the West End, and New Town. Residents can enjoy the best of both worlds: the tranquility of a residential neighbourhood and the convenience of city living. The cosmopolitan area of Stockbridge, just a short walk away, boasts a Stockbridge Market, held every Sunday, popular for fresh produce, artisanal goods, and a lively atmosphere and the area also boasts a superb selection of specialty shops, fashionable bars, quaint coffee shops, delis, and boutiques.

A Waitrose supermarket is located at Comely Bank, while Craigleith Shopping Park near Blackhall offers more extensive shopping with a wide variety of High Street stores. For those who enjoy outdoor activities, the Water of Leith Walkway and cycle path are easily accessible, and the open spaces of the Royal Botanic Gardens and Inverleith Park are within walking distance. The area enjoys some of Edinburgh's finest independent state and private schools. Learmonth Court benefits from excellent transport links. Haymarket rail station is nearby, providing swift access to various destinations. Regular public transport services ensure easy travel in and around the city. Learmonth Court is ideal for those who enjoy city living but like to be close to tranquil green leafy areas.

COUNCIL TAX BAND

Band D

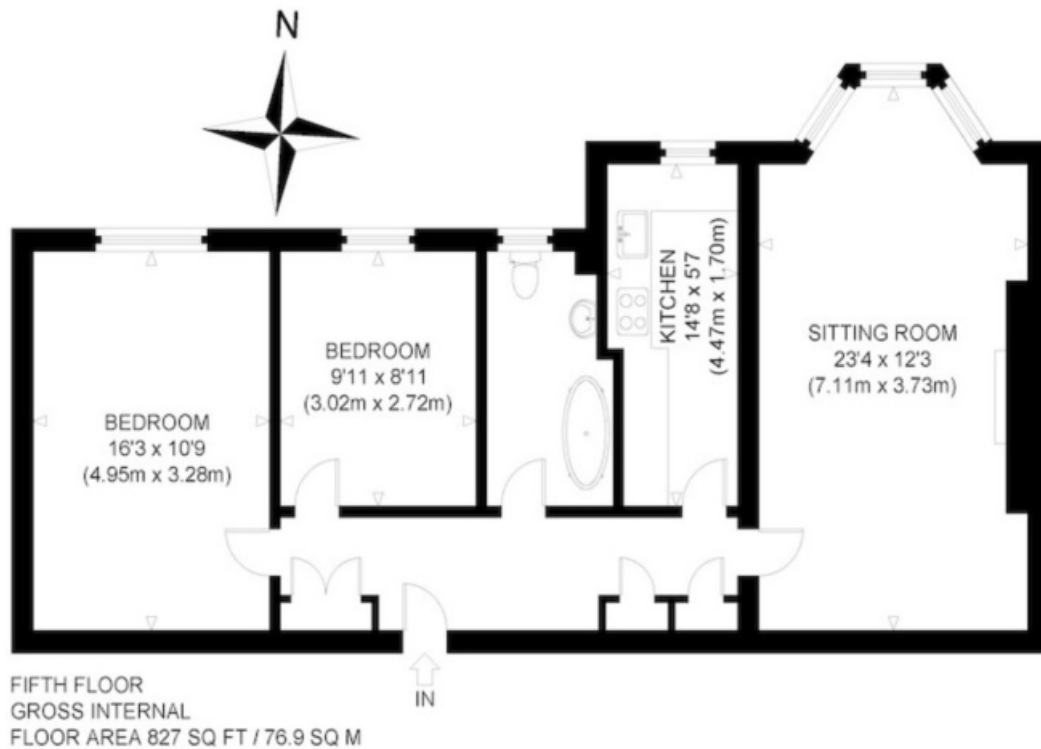
EXTRAS

Carpets, floor coverings, light fittings, integrated oven and hob, integrated fridge, freezer, washing machine/tumble dryer are included in the sale. Other contents are available by separate negotiation.

VIEWINGS

By Appointment with Agents: Tel: 0131 467 7550

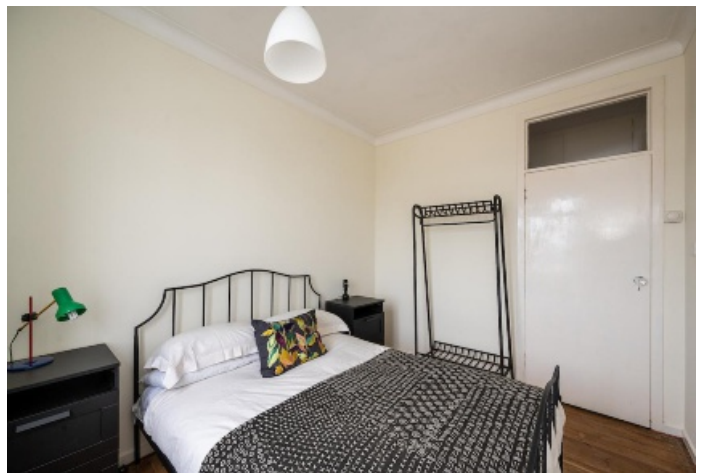




LEARMONTH COURT
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 827 SQ FT / 76.9 SQ M

All measurements and fixtures including doors and windows
 are approximate and should be independently verified.

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Please note these particulars have been carefully prepared and though they
 are believed to be accurate they are not warranted and do not form part of
 any contract.