



**BLACKWOOD & SMITH LLP**  
SOLICITORS & ESTATE AGENTS



# 45/3 LEARMOUTH AVENUE

STOCKBRIDGE, EDINBURGH EH4 1BT



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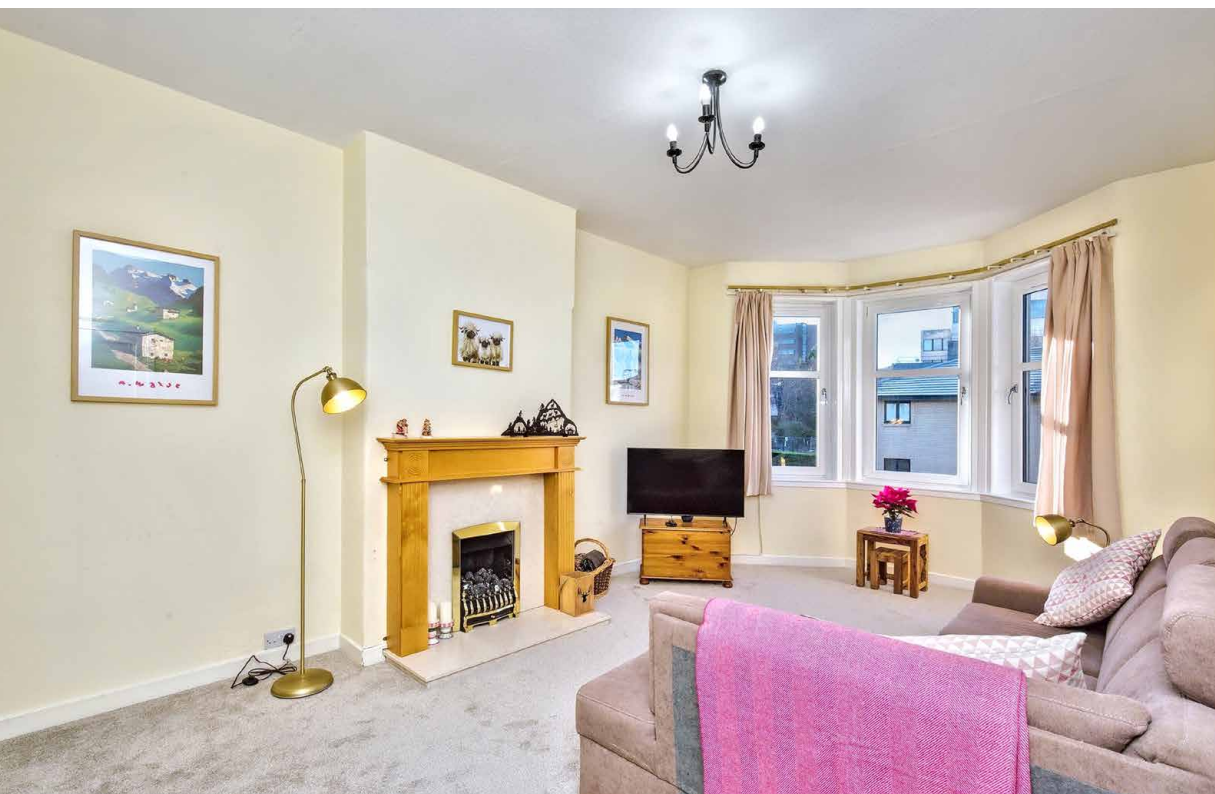


# WELCOME TO

45/3 LEARMONTH AVENUE

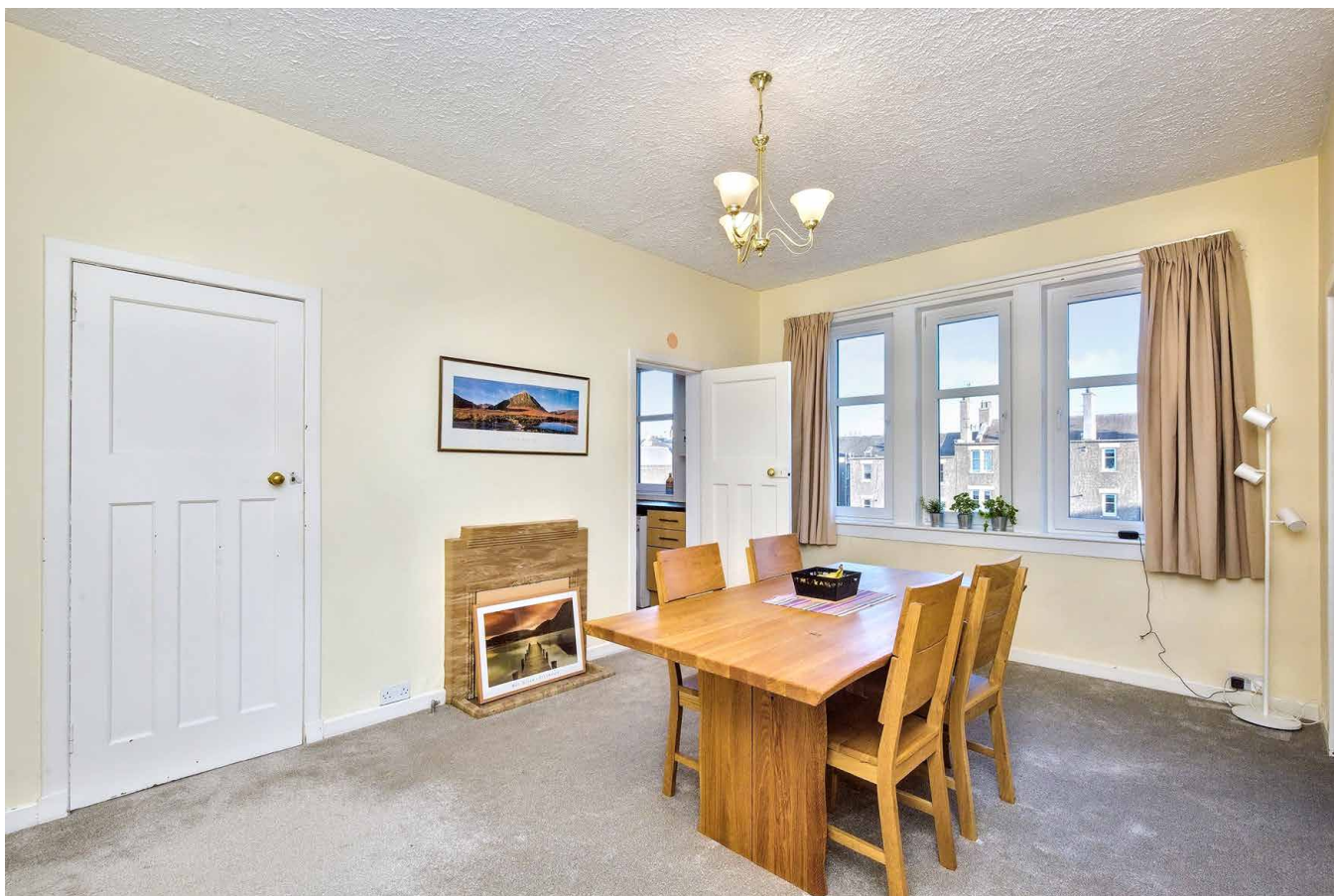
Desirably located in sought-after Stockbridge, this traditional second/top-floor flat offers light and airy, flexible accommodation, with two/three bedrooms, one/two reception rooms, a kitchen, and a bathroom. The flat is presented with mostly neutral décor and benefits from access to a large shared garden.

A secure shared entrance and stairwell takes you to the flat's front door on the second/top floor, where you are welcomed inside by an airy, inviting hallway with built-in storage. At the end of the hall, you step into a living room, fronted by a bay window capturing sunny afternoon and evening light and offering plenty of space for a choice of furniture layouts, all arranged around a homely fireplace. Owing to an additional reception room within the flat, the living room could alternatively be utilised as a third bedroom. The neighbouring dining room could easily accommodate both lounge and dining furniture, and it also features triple windows overlooking the garden, built-in storage, and a characterful fireplace surround. It also benefits from direct access to the kitchen, which is equipped with modern wall and base cabinets, spacious worktops, and splashback tiling. An oven and hob are integrated, whilst a freestanding fridge/freezer and undercounter washing machine are included.









The flat offers two further bedrooms, one enjoying a particularly spacious footprint, with the other providing flexibility and options for use, such as a home office if a quiet space is required for studying or working from home. Both sleeping areas are accompanied by built-in storage. Finally, a tastefully tiled bathroom completes the accommodation on offer and comprises a bath with an overhead shower and a glazed screen, a pedestal basin, and a WC. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the flat enjoys access to a large shared garden, whilst controlled on-street parking on Learmonth Avenue falls under Zone N3.

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

## FEATURES

- Traditional second/top-floor flat in Stockbridge
- Well-presented, airy interiors
- Secure shared entrance and stairwell
- Hallway with built-in storage
- Bay-fronted living room/bedroom 3
- Spacious and flexible dining room
- Bright kitchen
- Two further good-sized bedrooms
- Three-piece bathroom with shower-over-bath
- Large shared garden
- Controlled on-street parking (Zone N3)
- Gas central heating and double glazing



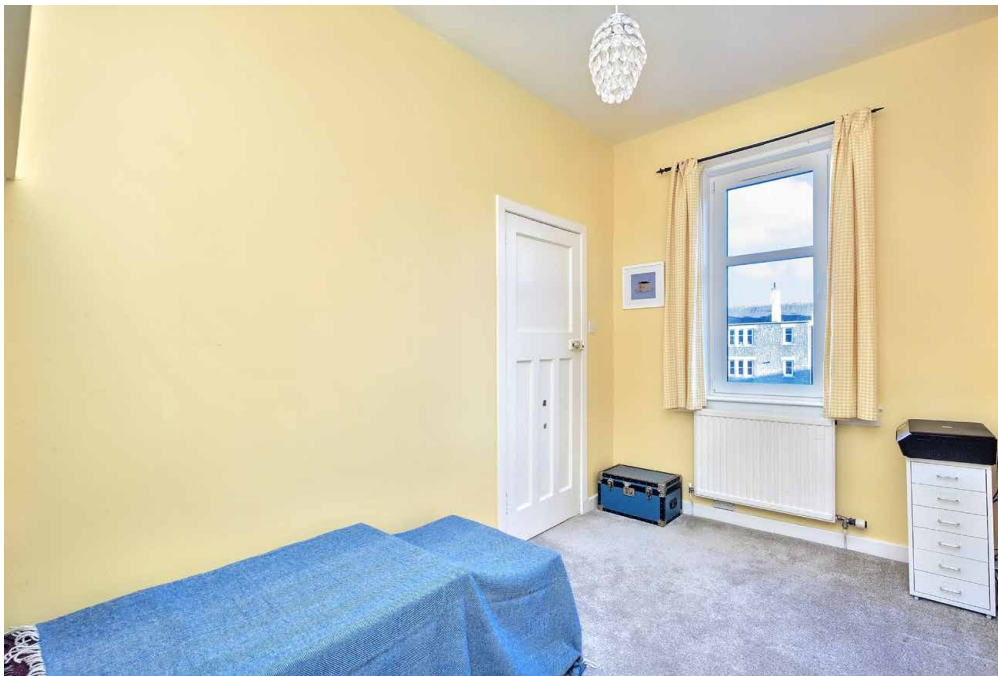






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A TASTEFULLY TILED  
BATHROOM COMPLETES THE  
ACCOMMODATION ON OFFER





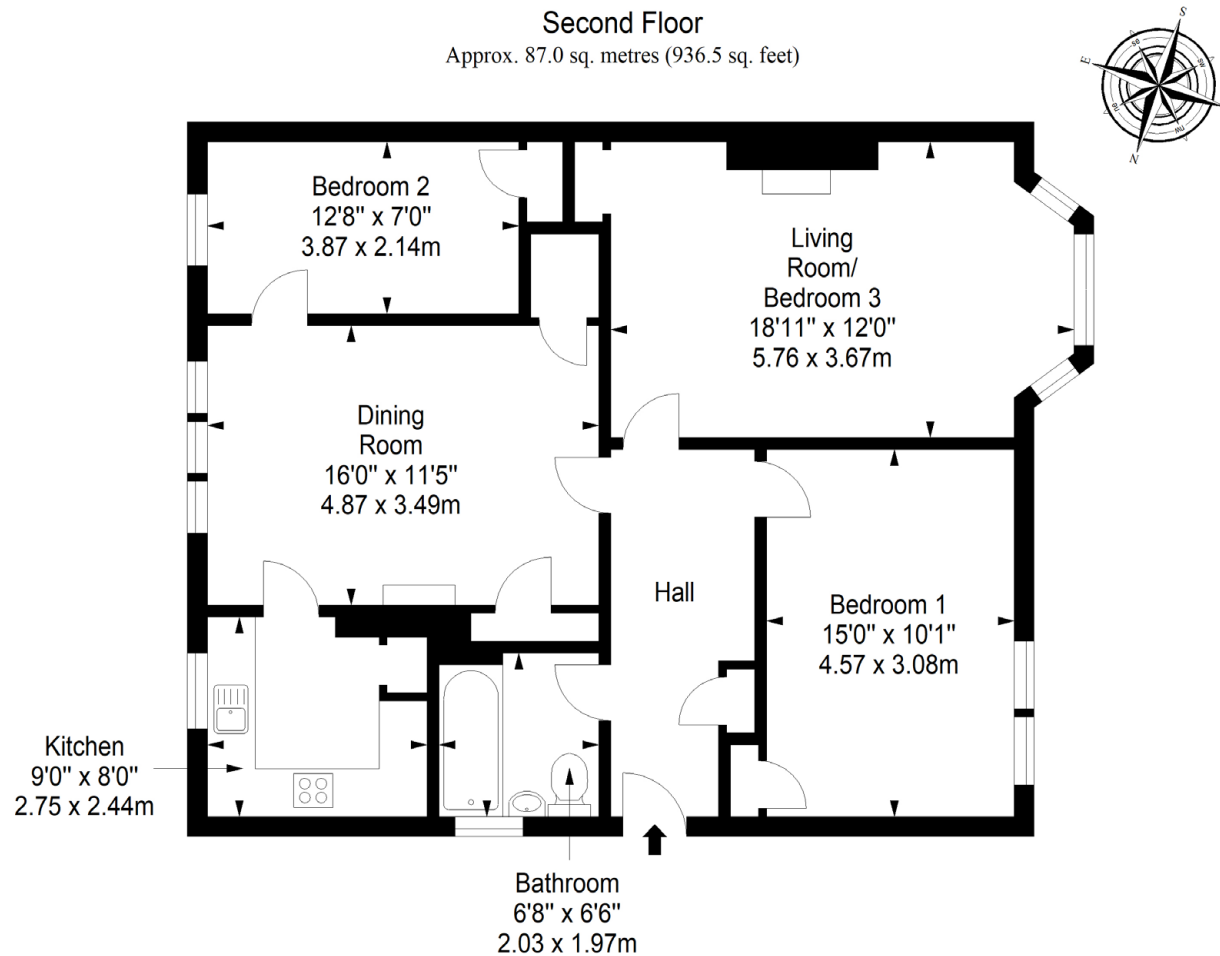


# THE AREA

## STOCKBRIDGE

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 large Waitrose, M&S foodhall, co-op and Sainsburys, whilst nearby Craighleith 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 and Haymarket Stations are both around 30 minutes walk or a short bus journey away.

# FLOORPLAN



Total area: approx. 87.0 sq. metres (936.5 sq. feet)

## Property Office:

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