



18/2 South Learmonth Gardens
Comely Bank, EH4 1EZ



VMH SOLICITORS



18/2

South Learmonth Gardens

Generously proportioned and beautifully presented Double Upper Conversion forming part of a traditional former townhouse in this mature and highly regarded residential district just to the north-west of the City Centre.

- Double upper conversion
- Excellent location close to City Centre
- Immaculate and modern interior
- Gas central heating and double glazing
- Views of Fettes College
- Bay windowed lounge
- Bespoke kitchen/dining room
- Master bedroom with en-suite bathroom
- Guest bedroom with en-suite
- Third double bedroom
- Single bedroom/office
- Family bathroom

Home Report: £650,000

EPC Rating: D

The accommodation has been meticulously maintained and tastefully upgraded by its present owner and offers flexible accommodation of considerable character and style comprising reception hall, bay windowed lounge with fine open views towards Fettes College, quality fitted bespoke kitchen/dining room, master bedroom with en-suite bathroom & shower, guest bedroom en-suite, third double bedroom with full-length built-in wardrobes, single bedroom/home office and family bathroom.

It enjoys the benefit of gas central heating and sash & case double glazed windows, along with a flood of natural light to the apartments to the rear. There is access to the mature and beautifully landscaped Learmonth Gardens upon payment of an annual fee and zoned permit parking is available on South Learmonth Gardens and in the adjacent streets.





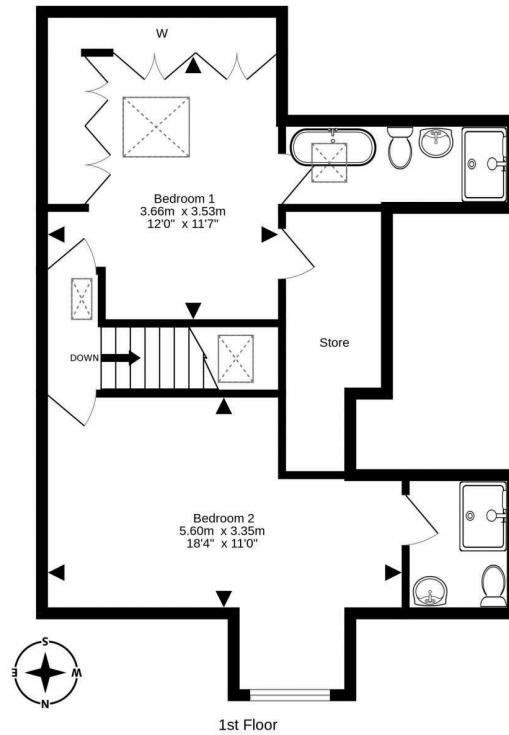
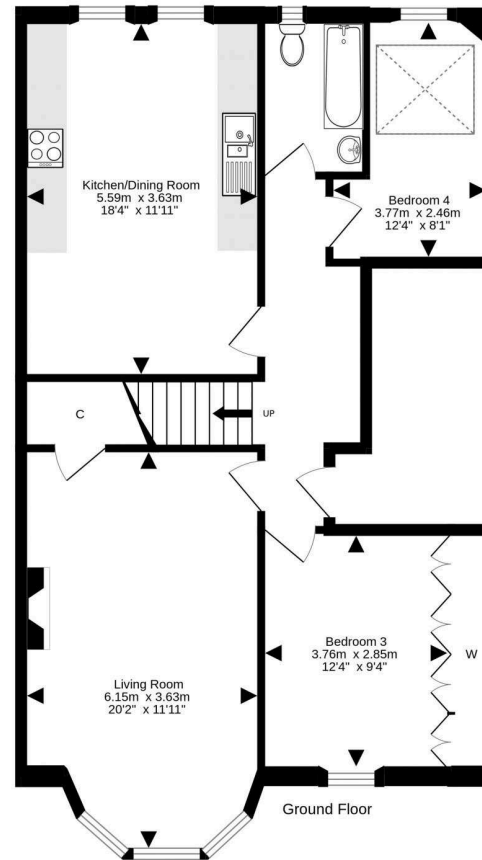
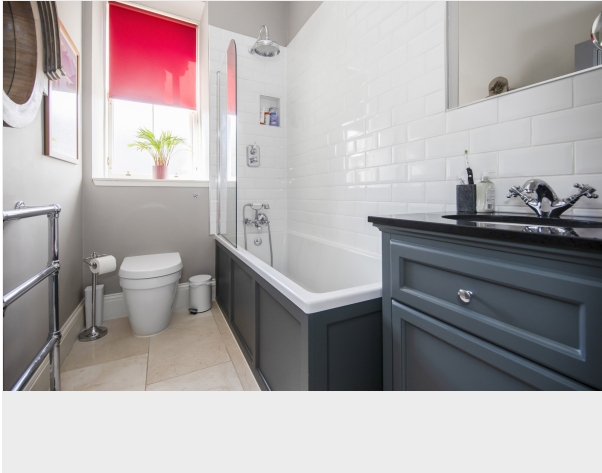
The much sought-after Comely Bank area of Edinburgh neighbours the vibrant and unique village atmosphere of fashionable Stockbridge, and is within walking distance of New Town and the city centre. Stockbridge offers a wealth of amenities including independent shops and boutiques, artisan food stores and a fantastic selection of cafés, restaurants and pubs with an abundance of character and individual flair. A large Waitrose supermarket is conveniently situated within minutes' walk of the property, while nearby Craighleith Retail Park provides more extensive shopping.

Enjoying the outdoors could not be easier with Inverleith Park, Dean Gardens and the Royal Botanic Garden all nearby. A leisurely stroll along the scenic Water of Leith makes the perfect escape from the hustle and bustle of the city. For the active type, Glenogle Swim Centre offers beautifully restored Victorian swimming baths, a state-of-the-art gym and fitness classes; the Grange Club on the edge of Inverleith Park and Dean Tennis & Squash Club also boasts tennis, squash and cricket facilities. Residents are never more than a few minutes' walk or a short bus journey from the cultural and heritage attractions of the city: from national galleries and museums, to independent galleries and studios. The area is well-served by regular bus services to the city.



The quality of the property is such that no amount of descriptive detail can do justice and it is only by internal inspection that the prospective purchaser can fully appreciate what is on offer. Early viewing is, therefore, highly recommended.

Extras - To include integrated white goods (electric double oven and hob, microwave, fridge/freezer, dishwasher and washing machine) blinds, carpets and curtains.



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metroplex ©2024.



VMH SOLICITORS

WWW.VMH.CO.UK

Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

T: 0131 622 2626 F: 0131 622 26267 E: property@vmh.co.uk

DX: 552210, Edinburgh 68

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.