



25 Learmonth Avenue  
Comely Bank, Edinburgh, EH4 1DA





# 25

## Learmonth Avenue

Exceptional main door garden flat located in the highly sought after area of Comely Bank with beautifully landscaped private gardens to the front & rear

- Spacious sitting room with bay window
- Superb, contemporary kitchen/dining room
- Utility room with access to the rear garden
- Double bedroom 1 with built-in wardrobes
- Bedroom 2 with walk-in wardrobe
- Stylish shower room
- Beautifully landscaped private front & rear gardens
- Permit parking
- Highly sought after residential area
- Walking distance of a variety of amenities



Offers Over : £460,000

Home Report: £465,000

EPC Rating: C

Council Tax: E

Tenure: Freehold

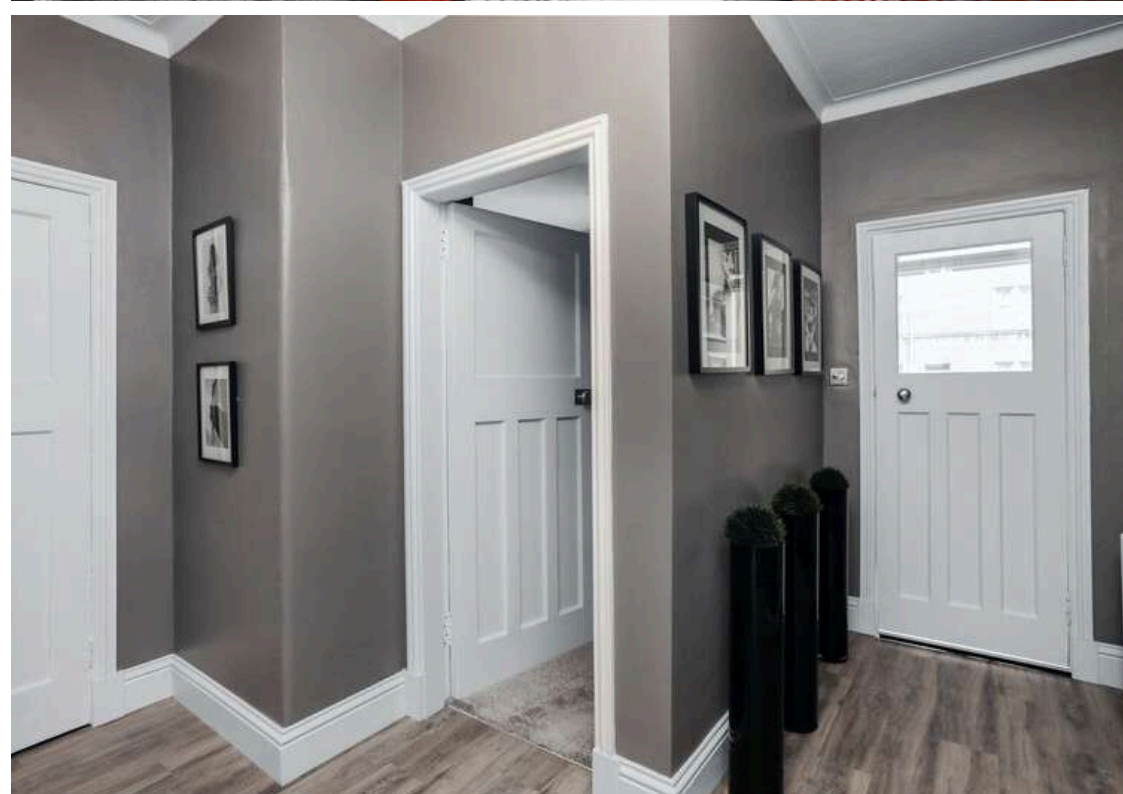
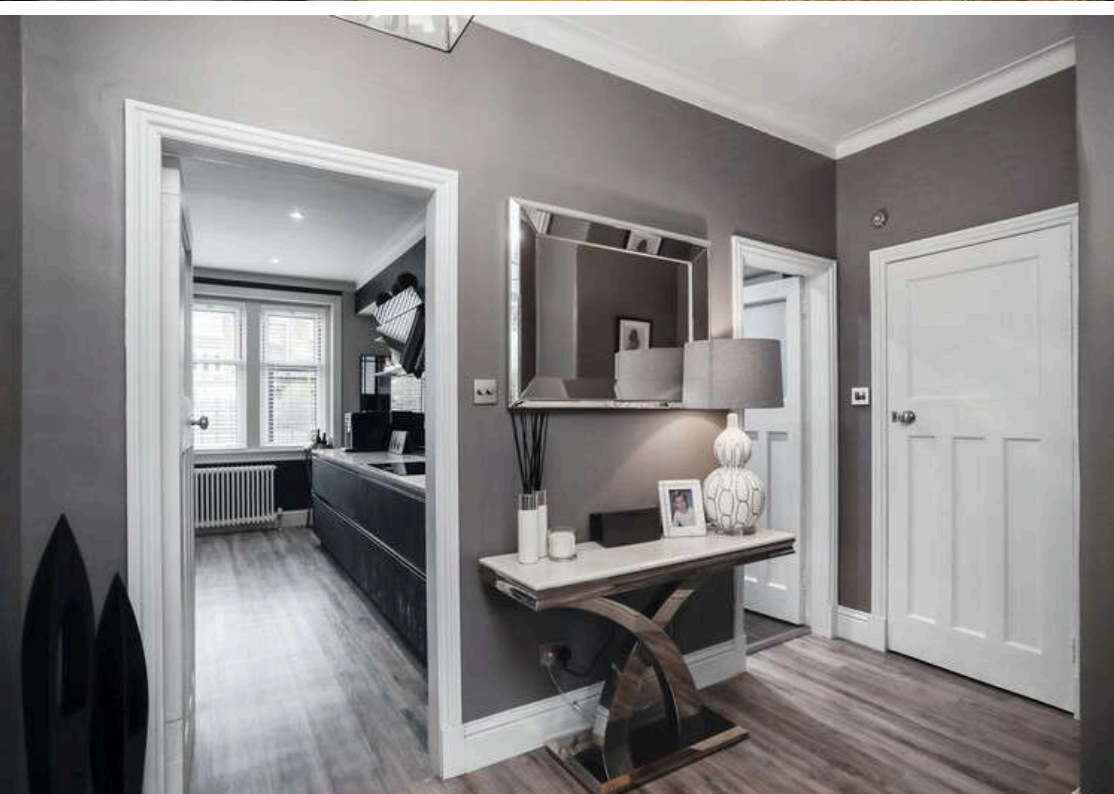
Located in the desirable residential area of Comely Bank, this exceptional main door garden flat forms part of a traditional tenement. The property lies within close walking distance of the variety of amenities in Stockbridge as well as being within easy reach of the City Centre. There is a large enclosed front garden and to the rear is a beautifully landscaped enclosed garden with decked area, artificial grass and garden shed (with electricity and light).

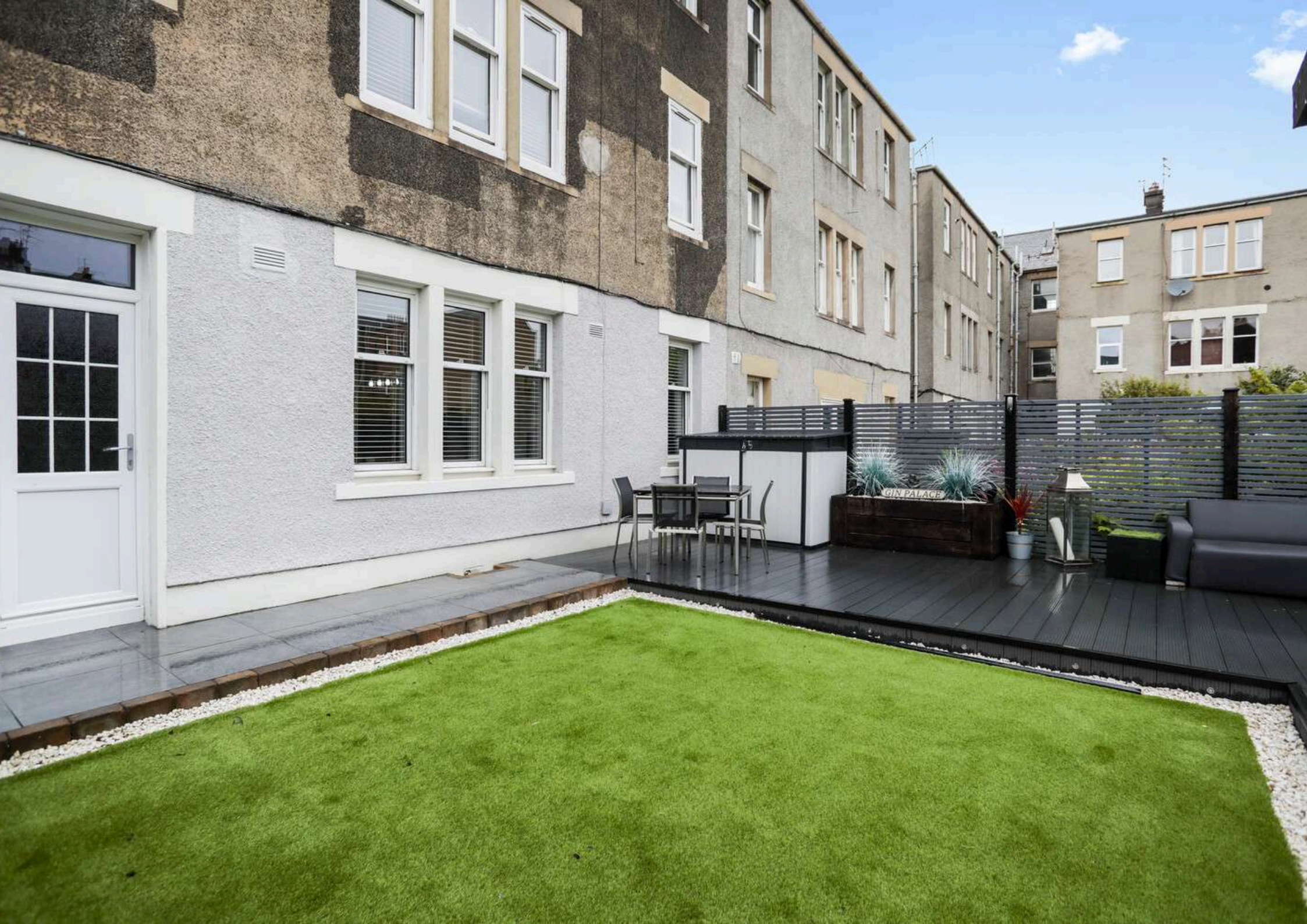
The stylish interior of the property has been upgraded and modernised throughout by the current owners and offers immaculate accommodation complemented by quality fixtures and fittings throughout.

#### Extras

All fitted floor coverings, blinds, light fittings, induction hob, hood, double oven, combination microwave, plate warmer, fridge/freezer, wine fridge, dishwasher and washing machine are included in the sale price. The shed with light and power is also included in the sale price.

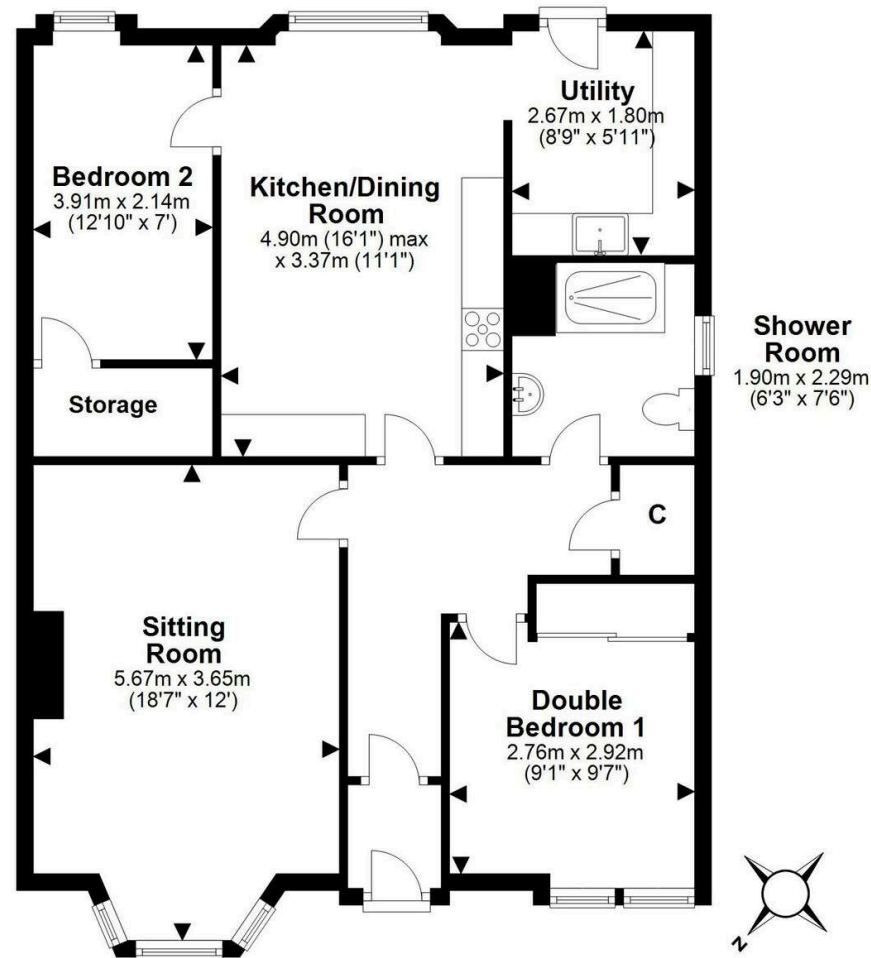






## Location

Comely Bank is a highly sought-after residential area adjacent to vibrant Stockbridge and located just a short walk from the retail and commercial thoroughfares of Princes Street, George Street and St James Quarter. There is an array of specialist shops, fashionable bars, restaurants, quaint coffee shops, delicatessens and boutiques which are all within easy walking distance. Recreational amenities in the locality include the Water of Leith Walkway, the Royal Botanic Gardens, Inverleith Park and the Glenogle Swim Centre with The Modern Art and Dean Galleries also easily accessible. Comely Bank is within commuting distance of Edinburgh International Airport and also a short distance from Haymarket Railway Station and the tram link at Haymarket. Excellent schooling is represented in both the state and private sector.



For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



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