



14/4 Learmonth Grove
Stockbridge
Edinburgh
EH4 1BP

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An excellent opportunity has arisen to acquire this bright, two-bedroom top-floor flat located within a three storey block in the highly sought after area of Stockbridge.

This spacious (67sqm) property comprises; entrance hallway, bright living room with bay window and feature fireplace, modern dining kitchen, two bedrooms and modern bathroom.

Benefits include gas central heating with modern combi boiler, secondary glazing, communal garden ground to the rear, residents parking through Edinburgh Council and good storage throughout.

Property Features

Communal garden grounds

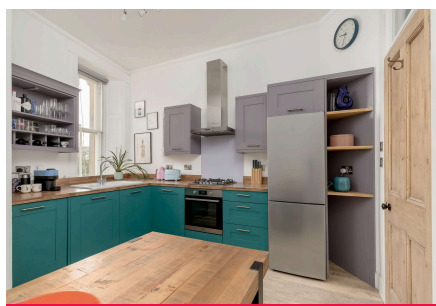
Desirable location

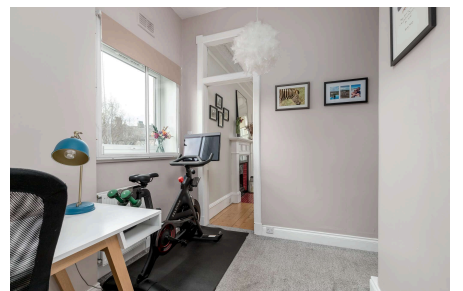
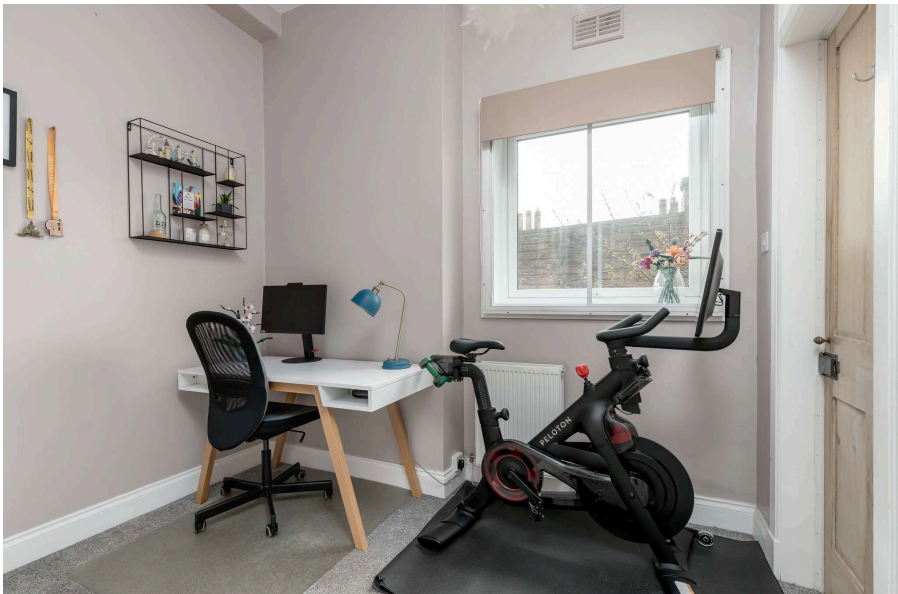
Modern interior

Gas combi boiler

Secondary glazing

Fireplace





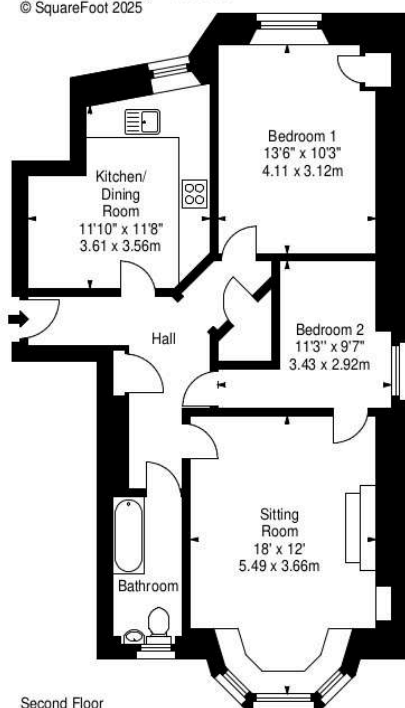


**Learmonth Grove,
Edinburgh,
Midlothian, EH4 1BP**



SquareFoot

Approx. Gross Internal Area
728 Sq Ft - 67.63 Sq M
For identification only. Not to scale.
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Stockbridge is a highly desirable cosmopolitan area situated a short walk from Edinburgh's city centre. Stockbridge itself has a village feel and offers a superb choice of speciality shops, fashionable bars, quaint coffee shops, delis and boutiques. In addition to the existing shops and bars the future development at Raeburn Place will offer additional retail opportunities and sporting facilities at the Edinburgh Academicals ground. Additional shopping and commercial facilities are available in the city centre on Princes Street and George Street. A further range of high street retailers are situated at Craighleith Shopping Park. The green spaces of The Royal Botanic Gardens, Inverleith Park and the Water of Leith Walkway provide many pleasant walks, and the Glenogle Swim Centre and Gym is close by.

Extras

The items included in the sale of the property are the carpets, fitted floor coverings, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems or services.

0131 270 7777

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.

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