



# 27/4 Learmonth Terrace

WEST END | EDINBURGH | EH4 1NZ



MURRAY  
BEITH  
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27/4 Learmonth Terrace is an impressive and well-presented flat forming part of a stunning Art Deco building on the borders of the West End and Comely Bank. The spacious second-floor flat benefits from lift access and is conveniently located for a host of local amenities.

Well-maintained and secure entrance with lift access to all floors; vestibule; spacious and welcoming hall with storage cupboards and providing access to all rooms; elegant south-facing drawing room with real flame gas fire; kitchen / family room with integrated appliances, wall mounted and floor standing units and ample space for a table and chairs; dining room; double bedroom 1 with built-in wardrobes; double bedroom 2; double bedroom 3; family bathroom with a white 4-piece suite comprising WC, wash hand basin, bath and separate shower cubicle; guest bathroom with white three piece suite comprising WC, wash hand basin and bath with shower over; spacious utility room.

Well-kept communal rear garden.

Private parking within the development, permit zone 5 and meter parking on the surrounding streets.

Gas central heating. Double glazing.

Standard fixtures and fittings are included in the sale, and whilst believed to be in reasonable working order, are strictly "sold as seen". White goods include the range cooker, fridge, freezer, dishwasher and washing machine, and all are included in the price.

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

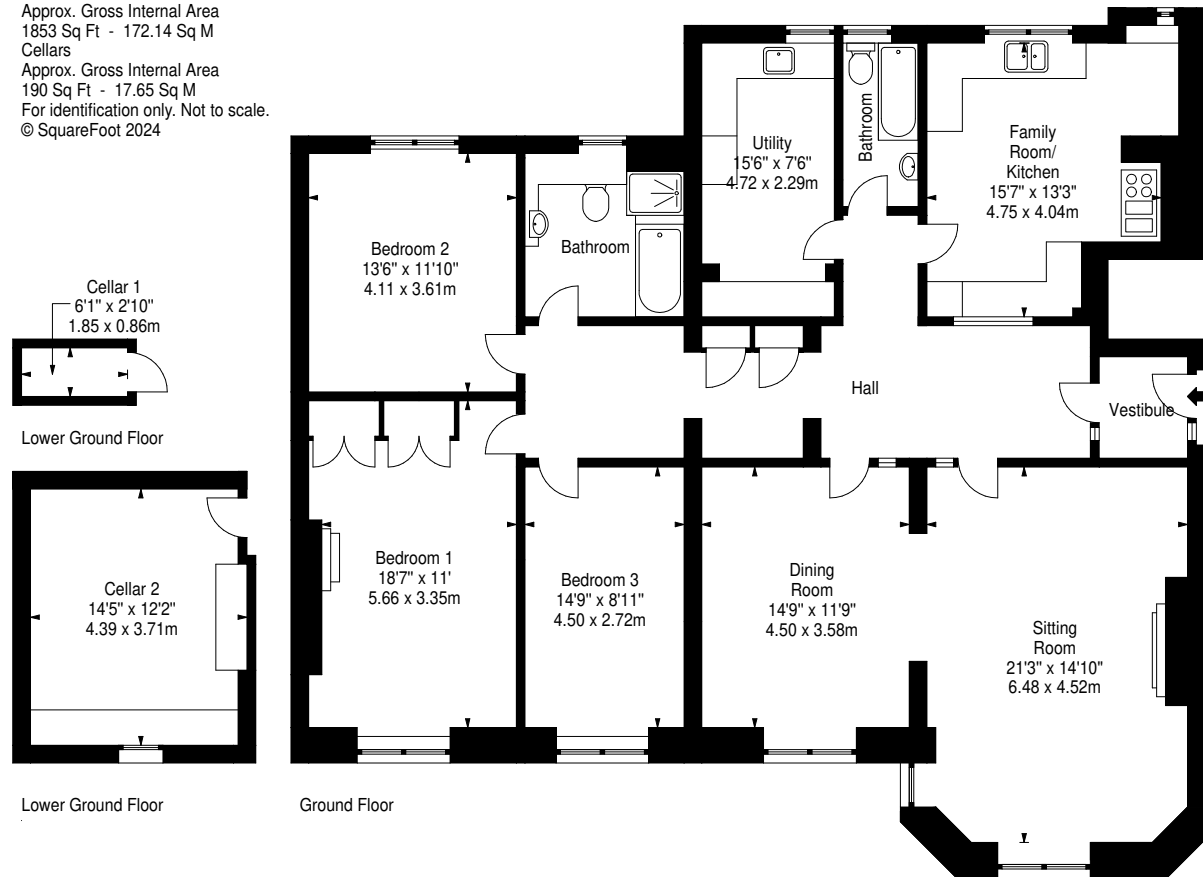




**Learmonth Terrace,  
Edinburgh,  
Midlothian, EH4 1NZ**



Approx. Gross Internal Area  
1853 Sq Ft - 172.14 Sq M  
Cellars  
Approx. Gross Internal Area  
190 Sq Ft - 17.65 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



## Location

Situated on the borders of the popular residential districts of the West End and Comely Bank, which together with nearby Stockbridge features an excellent array of boutique shops, cafes and restaurants as well as a Waitrose supermarket. Inverleith Park and Dean Gardens are close by, and leisurely strolls along the Water of Leith walkway and combined with the world-renowned Royal Botanical Gardens make for the perfect escape from the hustle and bustle of city life. There are numerous sports clubs within the immediate area offering everything from Westwoods Health Club, Dean Tennis & Squash Club, rugby at The Accies, and The Grange Club featuring cricket, hockey, squash and tennis sections, with planning approved for two padel courts and an indoor tennis court together with a lively social scene. The extensive network of cycle paths across Edinburgh are easily accessible and bus stops on Queensferry Road provide quick and easy access to the city centre and other parts of Edinburgh. Local schooling in both the private and public sectors is well-represented from nursery to secondary level. The property is also well positioned for road access to the City Bypass, Edinburgh Airport and the Queensferry Crossing, making the road network of central Scotland easily accessible.



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Murray Beith Murray | 3 Glenfinlas Street | Edinburgh | EH3 6AQ

T: 0131 225 1200 F: 0131 225 4412 E: [property@murraybeith.co.uk](mailto:property@murraybeith.co.uk) W: [www.murraybeith.co.uk](http://www.murraybeith.co.uk)

The following note is of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2024 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.