



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**34 Learmonth Avenue**

Comely Bank, Edinburgh EH4 1DB



# 34 Learmonth Avenue

Set in a highly sought-after location, on an attractive residential street in desirable Comely Bank, this traditional two/three bedroom main door flat has been beautifully upgraded to an impeccable standard. Great care has been taken to preserve its original character, while enhanced by new contemporary bathroom and kitchen, finished with premium fixtures and fittings. The flat represents a fabulous home for the professional couple or growing family, not only offering generous proportions and storage but private front and rear gardens, the later being west facing.

On entering through the vestibule, the versatile accommodation is arranged around a central hallway. A practical utility cupboard in the hall, is plumbed for a washing machine. In the spacious lounge and dining room, your eye is immediately drawn to the glazed french doors, opening out onto the lovely west facing garden. For those winter nights, this room boasts a cosy wood burning stove. A stylish kitchen is positioned adjacent and hosts a full complement of integrated appliances.

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## Property Summary

- Set in desirable Comely Bank
- Traditional main door flat - two/three bedrooms
- Versatile accommodation, with good storage
- Upgraded with premium finishes - new kitchen & bathroom
- Lounge/dining room with wood burning stove
- Stylish kitchen with full range of integrated appliances
- Front bay windowed sitting room or master bedroom
- Further two double bedrooms
- Ultra modern shower room with walk-in shower
- Gas central heating & double glazing
- Front garden and west facing rear garden
- EPC Rating - C | Council Tax Band - E

Home Report Value - £440,000





Sitting Room/ Master Bedroom



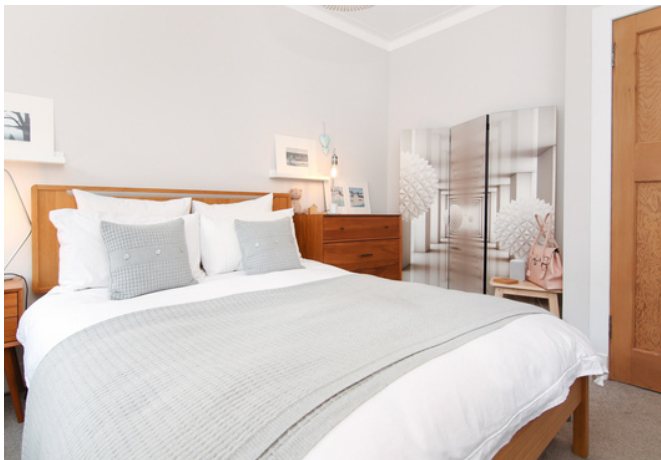




Lovely traditional main door flat,  
upgraded to a high standard,  
blending period charm  
with contemporary finishes











Also, leading off the lounge is a bedroom, which is currently used as a guest bedroom and home office. The large front room with handsome bay window and original fireplace, is presently set up as a sitting room but would easily make a lavish master bedroom. There is a further double bedroom positioned to the front and finally, the ultra modern shower room, with walk-in shower and fixed glass screen.

Externally, the property has a low maintenance front garden and a landscaped west facing rear garden, mainly laid to lawn with shrub/flower borders. On street parking - residents permit parking - zone 3.

Extras: all fitted floor coverings, window blinds, wood burning stove, all integrated kitchen appliances and two garden sheds, are included in the sale.





Inverleith Park



## Comely Bank

Comely Bank is a desirable residential area, lying just north of the city centre and is neighbour to vibrant Stockbridge, with its village feel and bustling cafe/bar culture.

Excellent local amenities, including a library, post office and many independent specialist shops, along with a Waitrose store. More extensive shopping can be found at nearby Craigmyle Retail Park. Being only a 15 minute walk to the city centre, the area offers a wealth of open green spaces, with Inverleith Park and the Royal Botanic Gardens, just a stones throw away. Access to the vast Water of Leith pedestrian and cycle path network, is great for the keep fit enthusiast, as well as, Glenogle Baths - fitness centre, Deans tennis club, Grange Cricket Club and home of Edinburgh Academicals Rugby Club.

A wide choice of education is available from both the public and private sectors, including the renowned Fettes College. A regular bus service connects to various areas of the city and a 20 minute walk links to Haymarket Train Station and the tram network.



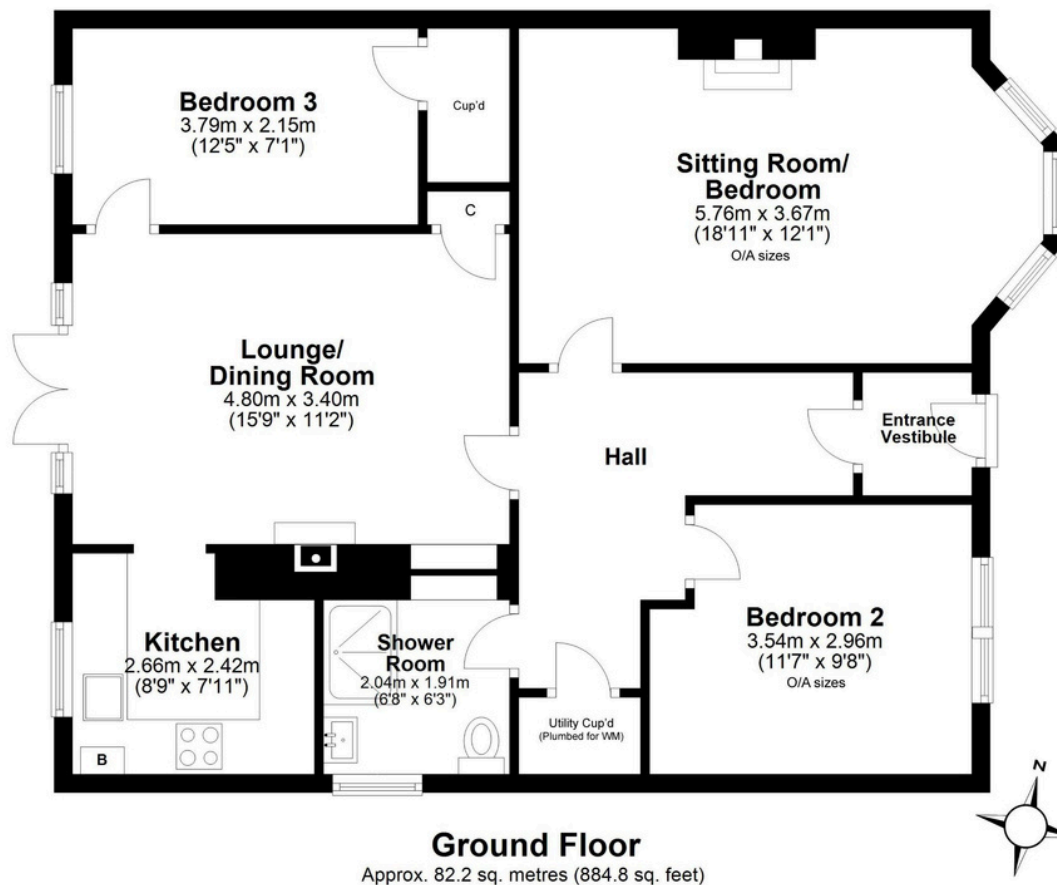
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**espc** CHARTERED FIRM

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