





## 30/2 Learmonth Avenue, Edinburgh, EH4 1DB

An immaculately presented two-bedroom first-floor flat, ideally situated in the heart of the desirable Comely Bank area, just a short distance from vibrant Stockbridge. The property is in excellent condition throughout, benefiting from a newly fitted bespoke kitchen and bathroom—both completed within the past year. Showcasing attractive period features, it offers a perfect blend of traditional charm and modern convenience, making it an ideal city centre residence. Additional features include gas central heating and modern high end timber double-glazed sash-and-case style windows.

The accommodation comprises:

- Entrance hall with storage cupboard
- Generous bay windowed sitting room with cornicing
- Separate living / dining room with cornicing and two storage cupboards
- The bespoke kitchen is fitted with a range of wall and base mounted sage matte finished modern units with laminate worktops with matching splashbacks, inset stainless steel sink and appliances including electric ceramic hob with extractor hood, electric oven, fridge freezer and washing machine
- Two good sized double bedrooms
- Partially tiled bathroom fitted with a bath, WC and pedestal wash basin

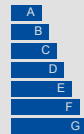
Council tax - Band E



### VIEWING DETAILS

Please call DMD Law 0131 316 4666  
or check online for the up to date price  
information and viewing arrangements.

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## Outside and Gardens

There is a communal garden to the rear of the tenement, which is well-tended and pleasantly landscaped and has an area for drying clothes. There is resident permit parking available on street with further metered parking.

## Location

Comely Bank is a highly popular residential area on the west edge of Stockbridge and close to the City Centre. It lies within easy walking distance of the city's main shopping, business and financial centres. It is also close to both the West End and Stockbridge with its excellent mix of independent shops including the renowned Lannan Bakery, Bank of Scotland, bistros, restaurants, well-established Sunday market and also with a nearby Waitrose. Mimi's bakehouse is at the end of the street. Slightly further afield is Craighleith Retail Park. It is in the school catchment for Flora Stevenson and Broughton High School. Amenities nearby include: The Usher Hall, Traverse and Lyceum Theatres, National Gallery of Modern Art, Dean Tennis Club, Edinburgh Accies Rugby Club, Drumsheugh Baths, Glenogle Swim Centre, Inverleith Park, Westwoods Health club the Botanic Gardens and Edinburgh Sports Club. Nearby pleasant walks can also be enjoyed along the Water of Leith Walkway. Transport facilities are excellent in terms of both bus routes and Haymarket Railway Station and trams at the West End. A National Newspaper recently described Stockbridge as "The Edinburgh 'village' that might be Britain's coolest neighbourhood."

## Extras

The fixed floor coverings, curtains (excluding from the sitting room at the front and front bedroom), light fittings and kitchen appliances are included in the sale.



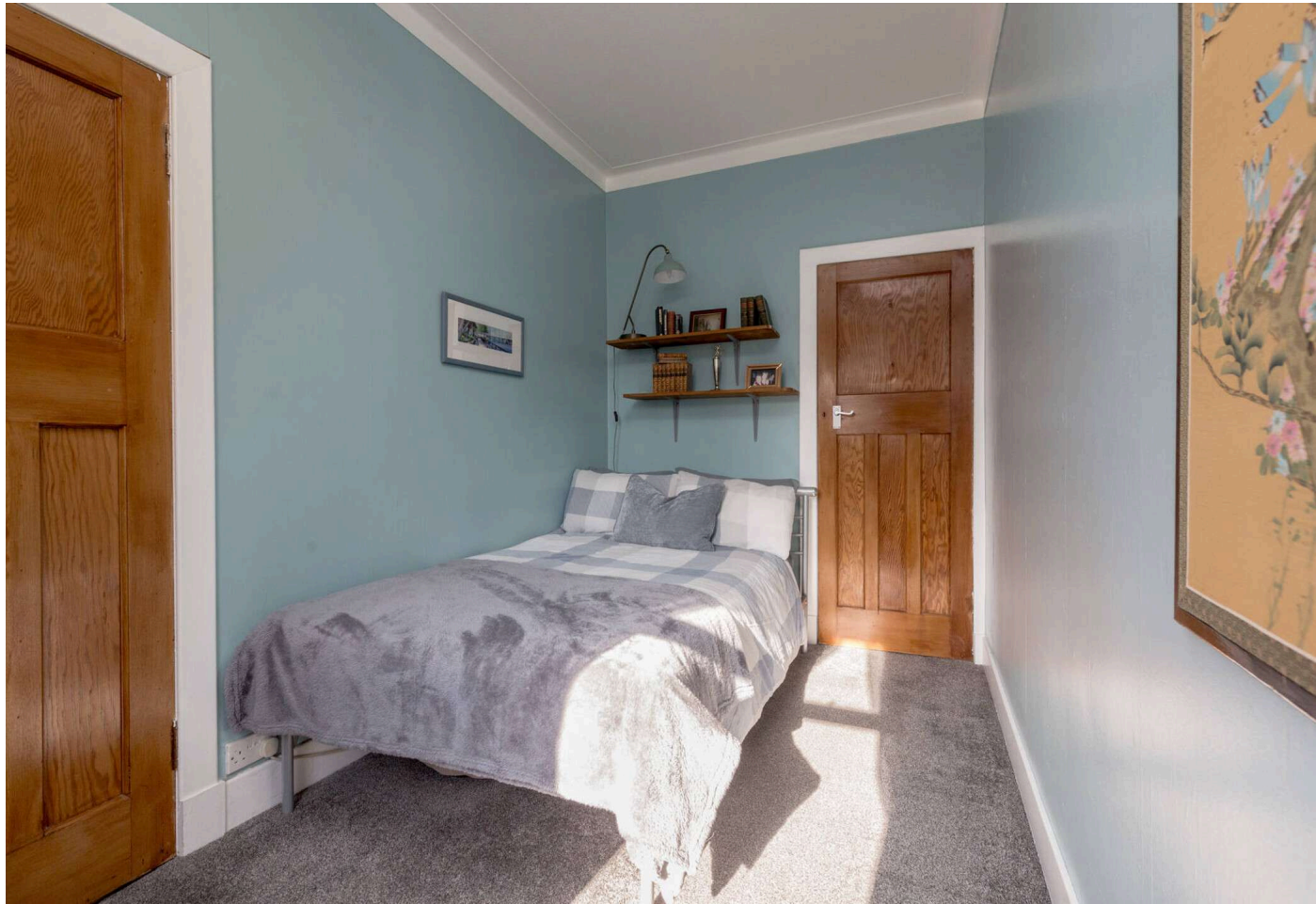


















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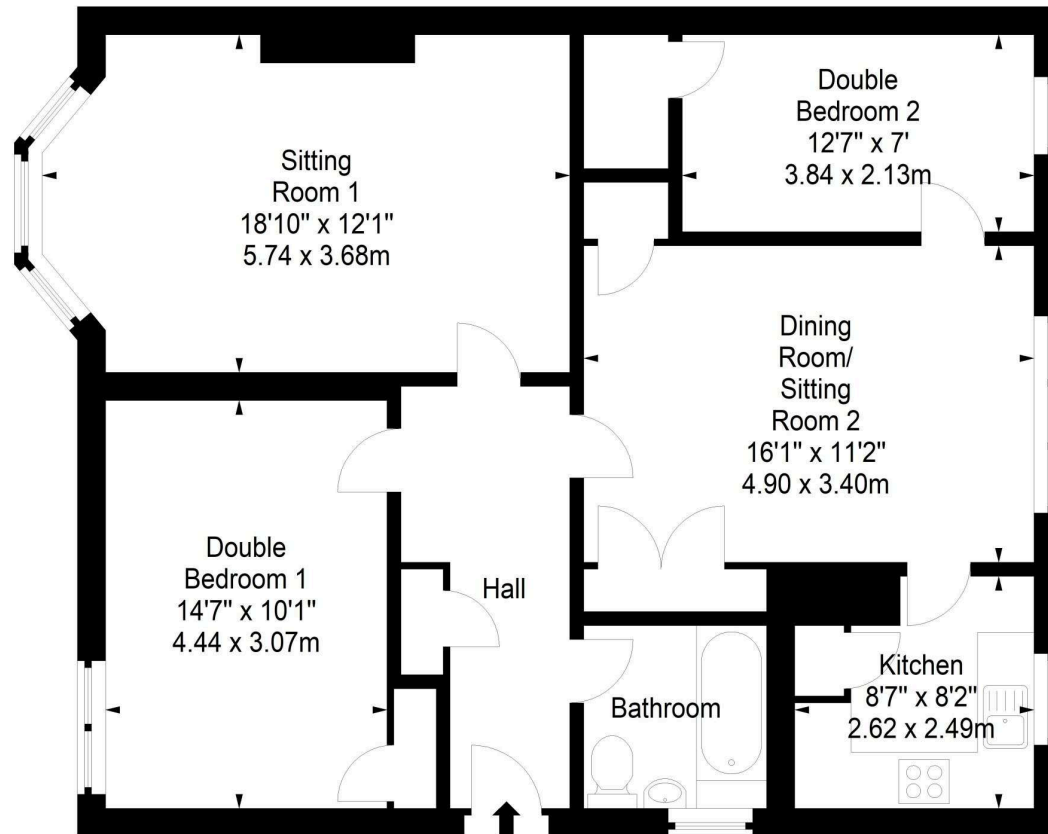


Approx. Gross Internal Area

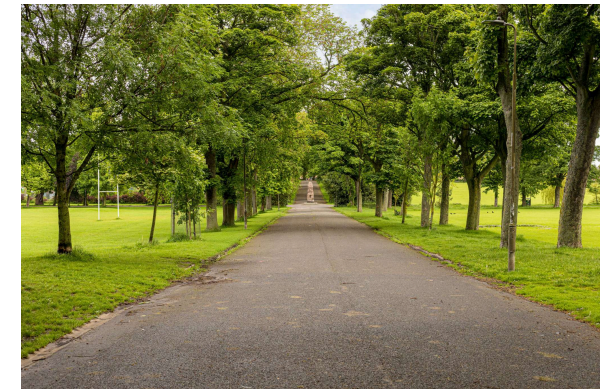
922 Sq Ft - 85.65 Sq M

For identification only. Not to scale.

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First Floor



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