

COULTERS[©]

45/1 LEARMONTH GROVE

COMELY BANK, EDINBURGH, EH4 1BX

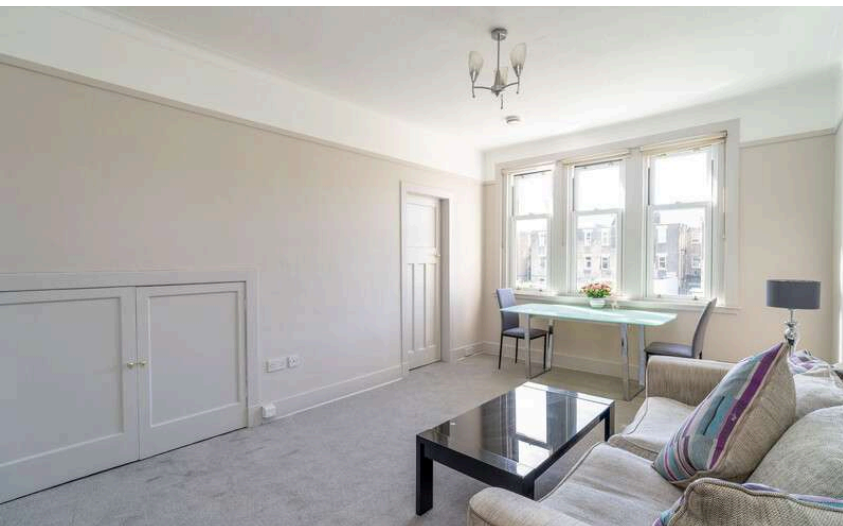
 3 BED  1 BATH  1 PUBLIC




TAKE A LOOK INSIDE

Situated on a peaceful street, close to beautiful Inverleith Park, award-winning restaurants, boutiques and coffee shops, this flat is extremely well-located. The property would be well-suited to first time buyers, investors or young families who wish to be close to the excellent schools within the area.

With a desirable first floor position, the flat itself has a practical layout with well-proportioned rooms and has recently benefitted from some redecoration including new carpets and repainting. The accommodation comprises: a very spacious sitting room; adjoining kitchen which is fitted with sleek white handleless cabinets and integrated oven, hob, fridge freezer and dishwasher; three double bedrooms including a lovely bay windowed principal bedroom with feature fireplace and shelving; and contemporary bathroom with three piece suite and overhead shower. Storage throughout the property is excellent with a number of built-in cupboards accessible off the hall, bedrooms and sitting room.




KEY FEATURES

 Spacious first floor flat in desirable area

 Three double bedrooms

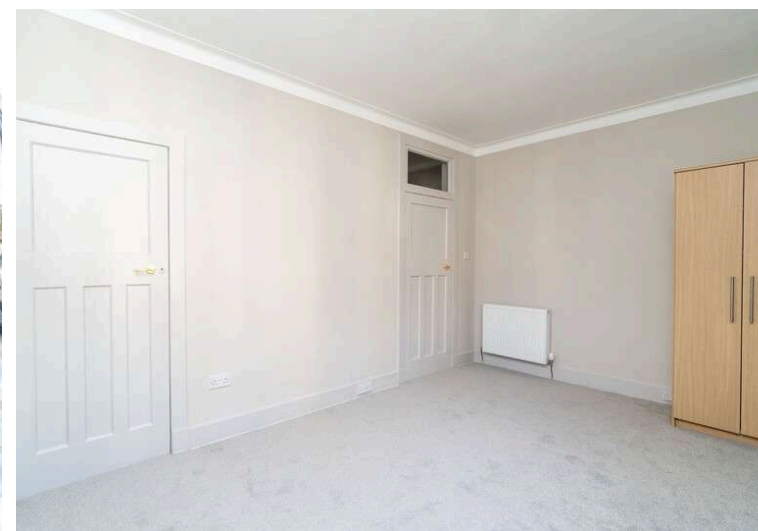
 Large shared green to the rear

 Permit parking available

 Excellent schools in the area

 Popular independent retailers and cafes





The property is fitted with both gas central heating and double glazing.

There is a delightful, extensive, central shared garden to the rear of the property, mainly laid to lawn, surrounded by bushes, trees and shrubs. Resident's permit holder parking is available on the street outside.

EXTRAS

The blinds, light fittings, fitted floor coverings and white goods are included in the sale price. Some additional items are available by separate negotiation.





THE LOCAL AREA

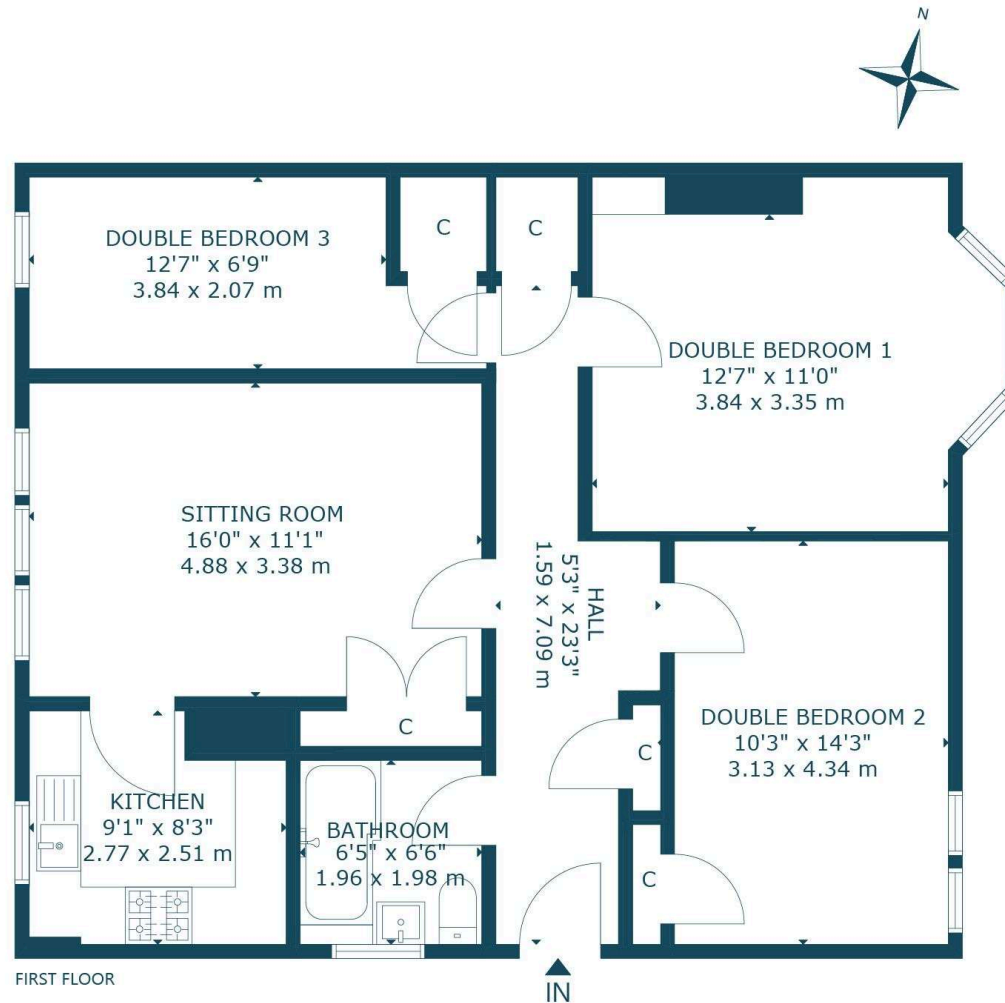
A pleasant stroll from the city centre, Comely Bank is conveniently nestled between vibrant Stockbridge and the residential area of Craigleith. There is a fantastic choice of local amenities on its doorstep including, boutiques, galleries, independent shops, butchers, fishmongers and well renowned cheese mongers. The stunning Royal Botanic Garden and Inverleith Park are a pleasant walk away as is the picturesque Water of Leith.

Everyday shopping needs are well-catered for by a large Waitrose in Comely Bank a short walk away and numerous shops in neighbouring Stockbridge, along with Craigleith Retail Park which offers more extensive shopping with a wide variety of retailers including a large Sainsbury's supermarket and Marks and Spencer.

The property lies within the catchment area for Flora Stevenson Primary School and Broughton High School with private schooling options including The Edinburgh Academy and Fettes College, Erskine Stewarts Melville Schools in close proximity.

Whilst highly accessible by foot, the area is well-served by regular bus services to the City Centre, Waverley & Haymarket Train Stations, Edinburgh Bus Station, and the tram link to Edinburgh International Airport.





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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY APPROXIMATE GROSS INTERNAL AREA 892 SQ FT / 83 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors 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.

All systems and appliances in the property are sold as seen and no warranties will be given.