

COULTERS<sup>©</sup>



# 12/4 LEARMONTH AVENUE, COMELY

COMELY BANK, EDINBURGH, EH4 1DF

 3 BED  1 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

12/4 Learmonth Avenue is a well-proportioned and beautifully presented second floor flat located in the desirable area of Comely Bank. Enjoying a superb position within easy reach of Stockbridge's renowned independent retailers and with excellent schooling and delightful open green spaces all just a short walk away, the property offers an exciting opportunity to a wide range of buyers including professionals and families.

Presented in excellent condition throughout, the flat benefits from a flexible layout and a calm, contemporary finish. The principal living space is situated to the rear of the building, where a generous open plan sitting, dining and kitchen area overlooks the shared green. This sociable room provides ample space for both relaxed seating and dining, making it particularly well suited to entertaining. The kitchen is seamlessly integrated within the space and fitted with ample wall and base units, complemented by quality worktops and integrated appliances.

## KEY FEATURES



Second floor flat in desirable Comely Bank.



Well-presented with versatile layout.



Large shared green to the rear.



Permit parking available.



Highly regarded schools in the local area.



Waitrose, independent retailers and cafes nearby.



EPC Rating - D



Council Tax Band - E



To the front, the bay-windowed room is an impressive and versatile space, currently arranged as a comfortable sitting room but equally suited to use as a substantial principal bedroom if desired. A further spacious double bedroom and a third bedroom provide excellent flexibility for guests, family living or home working.

The bathroom is fitted with a three-piece suite and shower over bath, and generous storage is incorporated throughout the flat. Both gas central heating and double glazing are fitted within the property.

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





## THE LOCAL AREA

A pleasant stroll from the city centre, Comely Bank is conveniently nestled between vibrant Stockbridge and the residential area of Craighleith. 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, just a stone's throw away. Numerous shops in neighbouring Stockbridge, along with Craighleith Retail Park offer more extensive shopping with a wide variety of retailers including a large Sainsbury's supermarket and Marks and Spencer.

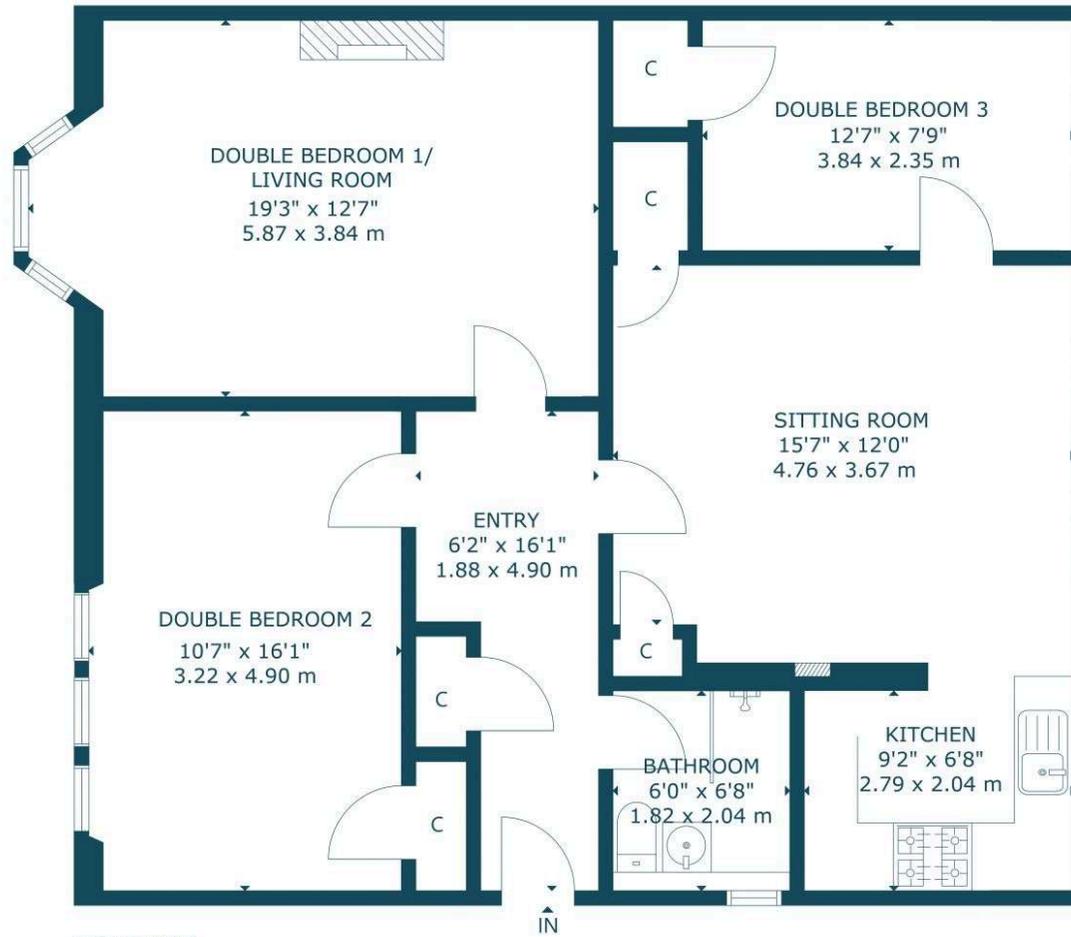
The property lies within the catchment area for Flora Stevenson Primary School and Broughton High School but with private schooling options including The Edinburgh Academy and Fettes College, Erskine Stewarts Melville Schools in close proximity. Whilst highly accessible by foot, the area is well-served by regular bus services to the City Centre, Waverley & Haymarket Train Stations, Edinburgh Bus Station, and the tram link to Edinburgh International Airport.

## EXTRAS

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

**HOME REPORT VALUATION: £390,000**





SECOND FLOOR

12/4 LEARMONTH AVENUE, EDINBURGH, EH4 1DF  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 967 SQ FT / 90 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.