

COULTERS[©]

21/1 LEARMONTH CRESCENT

COMELY BANK, EDINBURGH, EH4 1DD

3 BED

1 BATH

1 PUBLIC



TAKE A LOOK INSIDE

Forming part of a tenement in the highly desirable Comely Bank district, 21/1 Learmonth Crescent is a spacious three bedroom first floor flat extending to approximately 82 sq m. The property has been well maintained and offers flexible accommodation that will appeal equally to families seeking a generous city home or investors, having operated successfully as a licensed HMO for many years.

The accommodation is arranged around a welcoming central hall with excellent built-in storage. The living space is particularly versatile, with a bright and generously proportioned sitting room overlooking the rear of the building.

KEY FEATURES



Three-bedroom first floor flat.



Most recently a highly succesful rental.



Communal garden to the rear.



Residents' on street permit holder parking & metered parking.



Located in the popular residential area of Comely Bank.



An array of amenities, independent retailers and cafes nearby.



EPC Rating - C



Council Tax Band - E





The impressive bay-windowed principal room to the front is currently used as a bedroom but could equally serve as an elegant main sitting room, offering flexibility to suit a purchaser's needs. The kitchen is fitted with a good range of wall and base units and provides ample workspace. There are two further bedrooms, one comfortable double and smaller bedroom capable of accommodating a small double bed, together with a bathroom fitted with a white three-piece suite with shower over the bath.

Gas central heating and double glazing are both fitted within the property.

To the rear of the building lies a particularly attractive and well-maintained communal garden and drying area, providing a peaceful outdoor space in the heart of the city.

Permit parking is available on the surrounding streets.





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 renowned cheesemongers. The stunning Royal Botanic Garden and Inverleith Park are both within easy walking distance, as is the picturesque Water of Leith, providing excellent opportunities for walking, running and cycling. The area is also well served by a range of sporting and leisure facilities, including the well-regarded Westwoods Health Club, The Grange Club with its tennis, cricket, squash and hockey facilities, and several nearby gyms and fitness studios.

Everyday shopping needs are well catered for by a large Waitrose just a stone's throw away. The numerous shops in neighbouring Stockbridge, together with Craigleith Retail Park, offer more extensive shopping with a wide variety of retailers including a large Sainsbury's supermarket and Marks & Spencer.

The property lies within the catchment area for Flora Stevenson Primary School, St Mary's RC Primary School, Broughton High School and St Thomas of Aquin's RC High School. Excellent private schooling is also available nearby, including The Edinburgh Academy, Fettes College and Erskine Stewart's Melville Schools.

Whilst highly accessible on foot, the area is exceptionally well connected by regular bus services to the City Centre, Waverley and Haymarket railway stations, Edinburgh Bus Station and the tram network, providing direct links to Edinburgh International Airport.

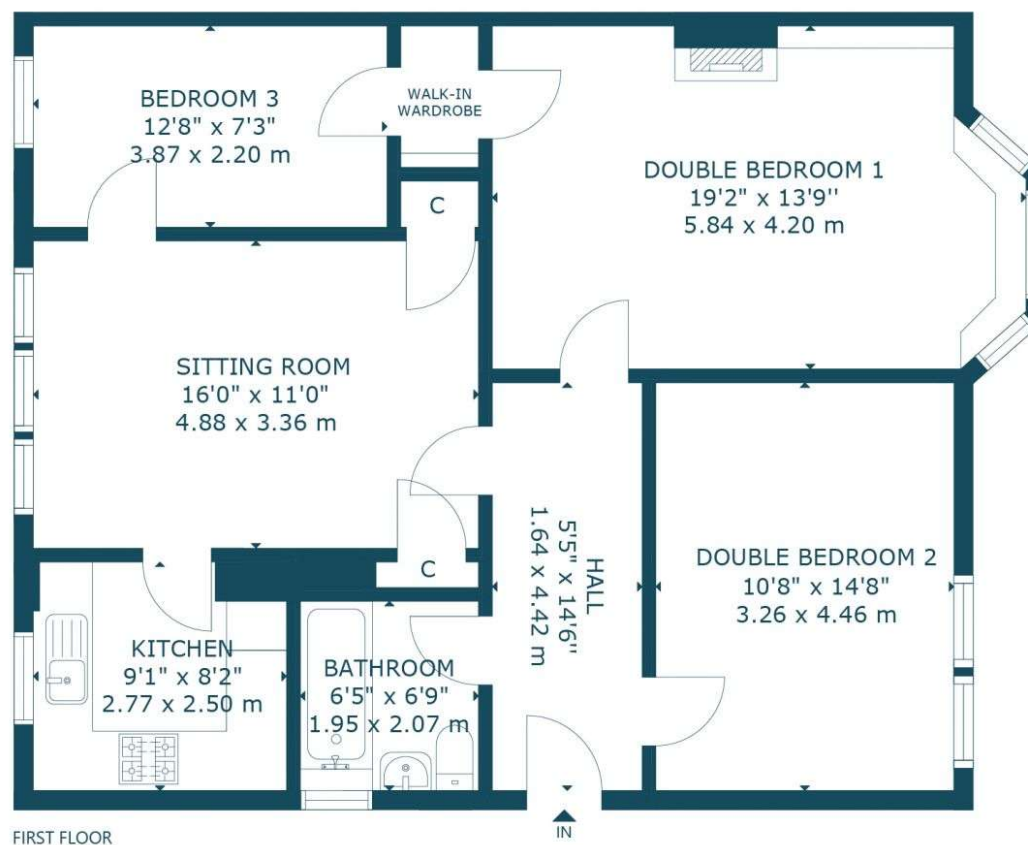
EXTRAS

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

HOME REPORT VALUATION: £380,000







21 - 1 LEARMONTH CRESCENT, COMELY BANK, EDINBURGH, EH4 1DD
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 883 SQ FT / 82 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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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.