

1 LEARMONTH GARDENS

COMELY BANK, EDINBURGH, EH4 1HD

Discover a charming two-bedroom second-floor city flat which is beautifully presented, combining traditional character with modern convenience to provide a home (in a prestigious location) that is as stylish as it is welcoming.





WELCOME TO CULLERTON'S THE ETHICAL PROPERTY PROFESSIONALS

Situated in Stockbridge and bordering the New Town, Cullerton's is dedicated to providing bespoke, highly personalised property services through an ethical business model. We believe in clear communication, expert advice and absolute assurance. This underpins our business philosophy, which is based upon ethical practices for our clients, partners and charities alike. Trust, transparency and integrity are at the heart of everything we do.

AN AWARD-WINNING CREATIVE TEAM

With a long history of working successfully together, Cullerton's will continue to work closely with Property Studios, a specialist creative marketing agency, to ensure the highest quality of photography, professional copywriting, marketing and design to all their clients. The Property Studios team of nearly 20 creative professionals, with multiple awards in design and photography, showcase every property with magazine-level marketing materials. They highlight the lifestyle and the unique selling points during the professional photo-shoot, design and professionally written copy and work closely with Cullerton's, to create stylish, accurate and attractive marketing material.



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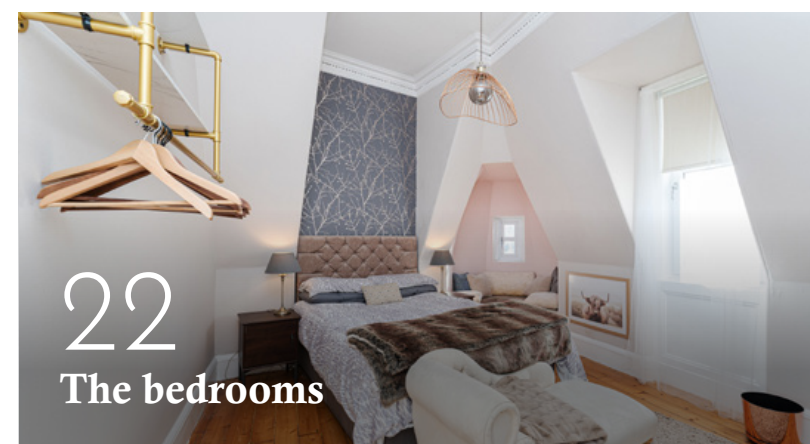
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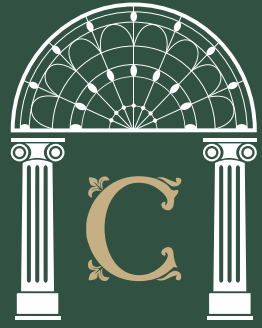
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Comely Bank



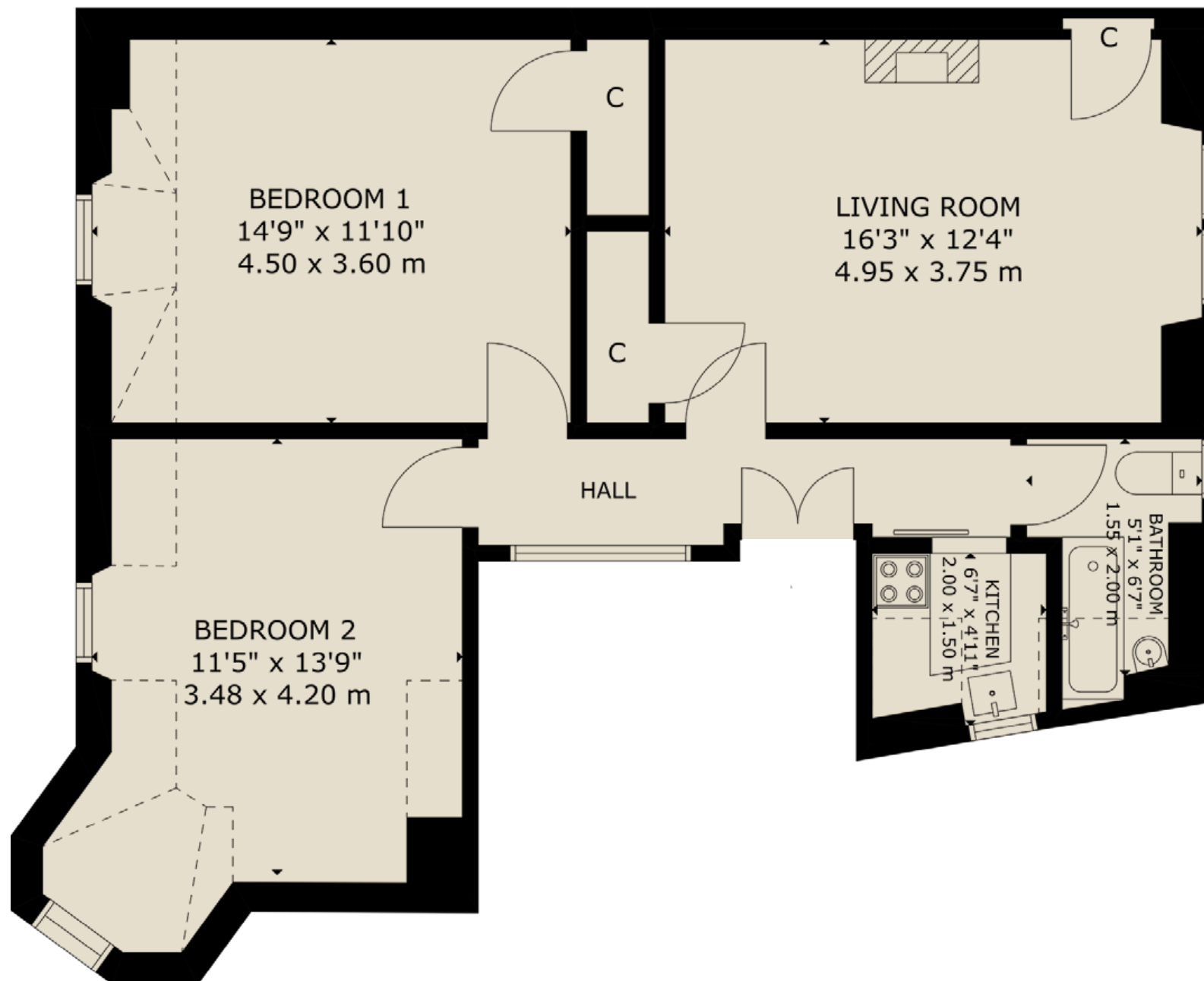
Property Name

1 Learmonth Gardens

Location

Comely Bank, Edinburgh, EH4 1HD

 - Second Floor



A BEAUTIFUL SECOND-FLOOR CITY FLAT



Nestled within a handsome traditional building in Edinburgh's highly sought-after Comely Bank area, this beautiful two-bedroom second-floor city flat offers bright and airy accommodation with thoughtfully curated interior design. Boasting an enticing blend of period features and contemporary styling, this home will certainly have huge appeal amongst professionals, couples, and small families seeking a refined city lifestyle in an exciting location close to all the city centre offers. For a small mandatory fee, homeowners also enjoy access to Learmonth Gardens, which is a beautiful private Victorian garden that is exclusive for local residents (1-19 Learmonth Gardens and 1-23 South Learmonth Gardens). This garden is perfectly maintained and ran by an association of residents (<https://www.learmonth-gardens.org.uk/>). It can also be hired out for events, such as barbecues and weddings, and provides a natural retreat in the heart of the city (<https://www.learmonth-gardens.org.uk/legal-obligation.html>).

GENERAL FEATURES

- A beautiful second-floor city flat
- Part of a handsome traditional building
- Situated in highly sought-after Comely Bank
- Bright and airy rooms with period features
- Thoughtfully curated interior design
- Home Report value - £390,000
- EPC Rating - G

ACCOMMODATION FEATURES

- Welcoming entrance hall
- Elegant living room with built-in storage
- Monochrome-inspired kitchen
- Two charming double bedrooms
- Bright bathroom with a three-piece suite
- Electric heating and double-glazed windows

EXTERNAL FEATURES

- Access to Learmonth Gardens (for a small annual fee)
- Controlled permit parking (Zone N3)



1 Learmonth
Gardens

A touch of GRANDEUR

The flat is reached via a shared entrance and a carefully preserved traditional staircase that is brightly illuminated by ornate stained-glass windows for a touch of grandeur. The home's front door opens with a warm welcome into a hall that offers a glimpse of the delightful interiors to follow.





ELEGANT & INVITING

Reception room

Lit by twin windows and framed by a feature fireplace, the living room evokes a sophisticated and inviting ambience which is further heightened by the tasteful decoration. Here, varnished wooden floorboards are beautifully paired with a neutral backdrop and a classic accent wall, creating a wonderful aesthetic that draws you in. Intricate cornice work also elevates the space, calling attention to the high ceiling. Furthermore, there is room for both lounge and dining furniture, with two built-in cupboards providing discreet storage solutions.





A monochrome-inspired KITCHEN



The kitchen has a monochrome-inspired aesthetic with white cabinets and black granite-style worktops, backed by complementary mosaic splashback tiles that reinforce the colour palette. It has an integrated oven and ceramic hob set below an extractor hood, and it comes with an undercounter fridge and a washing machine.





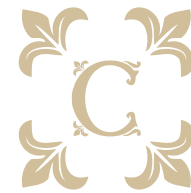
THE BEDROOMS





TWO BEDROOMS

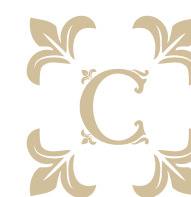
with an abundance of charm



The two double bedrooms both enjoy exquisite styling and an abundance of charm, pairing striking accent walls with neutral décor and the warm glow of varnished wooden floorboards. For added character, both have period cornicing which brings further texture to each room. In addition, the principal bedroom benefits from built-in storage, maximising practicality and maintaining the room's uncluttered appeal. Meanwhile, the second bedroom boasts the unique feature of a curved seating area, which is nestled within the turret of the historic building, offering a delightful reading nook for thoughtful contemplation.







BRIGHT

three-piece bathroom

A bright bathroom finishes the accommodation on offer, providing a toilet, a pedestal washbasin, and a bath with an overhead shower.

The property has electric heating and double-glazed windows for year-round comfort.



AN IDYLIC RETREAT

As mentioned, residents can enjoy unfettered access to the Learmonth Gardens which are directly opposite the property. With a huge stretch of lawn dotted with mature trees, it offers an idyllic retreat to escape the hustle and bustle of the capital. Conveniently, homeowners can have access to controlled permit parking (Zone N3) as well – an essential feature in the city centre.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, a fridge, and a washing machine to be included in the sale.



1 Learmonth
Gardens



COMELY BANK

SCHOOLS

State Schools: Flora Stevenson Primary School, Broughton High School, St Mary's RC Primary School, St Thomas of Aquin's RC High

Independent Schools: Fettes College, Edinburgh Academy, St. George's School for Girls

CULTURE

Scottish National Gallery of Modern Art One, Scottish National Gallery of Modern Art Two, Independent galleries, The Adam Pottery, Stockbridge Library.

SHOPPING

Outstanding Independent retailers and grocers. Supermarkets including Waitrose and Sainsbury's. Stockbridge Farmer's Market. Luxury brands at Multrees Walk and George Street in the New Town.

#1

HIGHLY DESIRABLE CITY LOCATION
CLOSE TO FANTASTIC AMENITIES,
TRANSPORT LINKS, AND HIGHLY-
REGARDED SCHOOLS.

LOCATION



Highly sought-after setting within easy reach of some of Edinburgh's most fashionable places, including Stockbridge and the West End.

TRANSPORT



Bus – 19, 22, 36, 37, 43, 113

Tram Stop – West End (0.8 miles)

Train Station – Haymarket (1.1 mile)

Airport – Edinburgh International (7.3 miles)



SPORTS

Edinburgh Academicals Sports Ground, The Grange Club, Glenogle Swim Centre, Dance for All, Balanced Edinburgh.

PARKS

Royal Botanic Gardens, Inverleith Park, Dean Gardens, The Water of Leith Walk and Cycle way

FOOD & DRINK

Some of Edinburgh's best Restaurants, Fine Dining, Delis, Pubs, Lounges and Cafés nearby.

An ideal location, next to the vibrant and unique village atmosphere of fashionable Stockbridge, and within walking distance of the city centre

The much sought-after Comely Bank area of Edinburgh offers an ideal location, next to the vibrant and unique village atmosphere of fashionable Stockbridge, and within walking distance of the city centre with its many attractions. Stockbridge offers a wealth of amenities including boutiques, galleries, independent shops, bookshops, well-renowned cheesemongers, fishmongers and butchers, and a fantastic selection of cafés, restaurants and pubs boasting an abundance of character and individual flair. Nearby Craigmyle Retail Park offers more extensive shopping with a wide variety of High Street stores. Enjoying the outdoors couldn't be easier with Inverleith Park and the

Royal Botanic gardens close by – an oasis of green making it seem almost impossible to be so close to the city centre. A leisurely stroll or cycle along the beautiful Water of Leith walkway makes the perfect escape from the day's hustle and bustle. For the active type, Glenogle swim centre offers beautifully restored Victorian swimming baths, a state-of-the-art gym and fitness classes. The Grange Club on the edge of Inverleith Park boasts tennis, hockey, squash and cricket. The area enjoys some of Edinburgh's finest independent state and private schools, within walking distance. Comely Bank is well-served by regular bus services to the city centre and beyond.



MARK CULLERTON

THE PROPERTY EXPERT BEHIND THE PERSONALISED SERVICE

Owner and founder Mark Cullerton is well-known within the Scottish property industry for his unique blend of market acumen and strong business ethics. Throughout his 30 years in the industry, Mark has garnered a loyal following of clients who value his unrivalled industry knowledge, and respect his honest, straightforward approach. Over the years he has gained professional plaudits and numerous industry awards. He has amassed a wealth of invaluable professional experience and has held several senior and directors' positions among high-ranking solicitors and estate agents in Edinburgh. Officially opening its doors in 2017, Cullerton's Estate Agents & Property Consultants has a clear vision: to deliver a bespoke, highly personalised service in all aspects of property sales.

CULLERTON'S - THE ETHICAL PROPERTY PROFESSIONALS

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THE CULLERTON'S TEAM - HANDPICKED PROPERTY PARTNERSHIPS

From our office on St Stephen Street in Stockbridge, our close circle of handpicked, award-winning professionals and partnerships will exceed your property service expectations. We put together a unique service package that is tailored to your individual needs, including qualified legal advice from our chosen legal partners, reliable valuations and market predictions from our specialist valuers and surveyors, and magazine-level photography, copywriting and design by our marketing team. Just as we cherish the close relationships we enjoy with our clients, we also value long-standing professional partnerships, based not only on trust, but also on success.



GIVING BACK TO OUR COMMUNITY - OUR SELECT CHARITIES, CONSERVATION AND PARTNERS

We take pride in our ethical business practices, particularly our steadfast attitude towards fairness and equality in the workplace, environmental conservation, and our pro-active support of our partner charities in Edinburgh and across the UK. All our business systems and products have been designed and chosen to make a low environmental impact. We also believe strongly in giving back to our community, particularly the causes we feel passionate about. Cullerton's supports over six charities, to whom we donate a percentage of our profits, monthly.

OUR CLIENTS

Whether you are a first-time buyer or seasoned homeowner, a property developer or an investor, the property market can be a daunting place, where professional advice is paramount. Driven by our guiding principles, as well as our unrivalled industry expertise, we are proud

to have established a strong, long-standing client base, which includes residential and commercial clients, builders and property developers. By taking the time to get to know each client, and by understanding their individual aspirations, we are best equipped to provide sound support and advice every step of the way.



CULLERTON'S

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DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.