

# KILGOUR

PROPERTY



**42/3 Learmonth Avenue, Comely Bank,  
Edinburgh, EH4 1HT**





- Living/Dining Room
- Kitchen/Breakfast Room
- 3 Bedrooms (Master en-suite)
- Bathroom
- Gas Central Heating
- Double Glazing
- Communal Gardens
- Secure Entry System
- Allocated parking Space
- Factor Fees approx £67pcm at point of sale
- Council Tax – Band F
- EPC – Band B

Viewing by appointment through selling agent on 0131 273 5233

## Description

Set within a popular residential location, this spacious three-bedroom first-floor flat offers stylish and well-proportioned accommodation, ideal for a wide range of buyers. The property features a bright and welcoming living area, a fitted kitchen, and three generous double bedrooms with the master having an en suite shower room and finally a bathroom with three piece suite. There is gas central heating and double glazing throughout. Further benefits include excellent storage throughout, and well-maintained communal areas as well as an allocated parking space. The property is ideally suited to first-time buyers, professionals, growing families, or investors seeking a quality home in a convenient location.

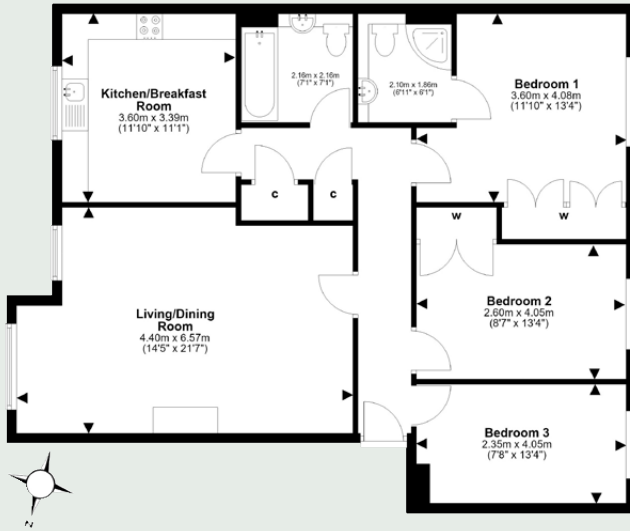
Early viewing is highly recommended to fully appreciate the space, comfort, and excellent layout this attractive flat has to offer.

## Location

Situated in the highly sought-after Comely Bank area of Edinburgh, this property enjoys an excellent position within easy reach of both Stockbridge and Edinburgh's city centre. The area is renowned for its attractive residential streets, independent cafés, restaurants, and boutique shops, while a wider selection of retail and leisure facilities can be found nearby. This area is also close to green open spaces including Inverleith Park and the Royal Botanic Garden Edinburgh. The area is particularly popular with professionals and families due to its excellent local amenities, well-regarded schooling, and convenient transport links. Haymarket railway station and regular bus services provide easy access throughout the city and beyond.

This prime location offers the perfect balance of peaceful residential living and easy access to everything Edinburgh has to offer.



1 3 2 B  
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B  
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COUNCIL TAX BAND

|                        |              |               |
|------------------------|--------------|---------------|
| Living/Dining Room     | 14'5 x 21'7  | 4.40m x 6.57m |
| Kitchen/Breakfast Room | 11'10 x 11'1 | 3.60m x 3.39m |
| Bedroom 1              | 11'10 x 13'4 | 3.60m x 4.08m |
| En suite Shower Room   | 6'11 x 6'1   | 2.10m x 1.86m |
| Bedroom 2              | 8'7 x 13'4   | 2.60m x 4.05m |
| Bedroom 3              | 7'8 x 13'4   | 2.35m         |
| Bathroom               | 6'7 x 7'11   | 2.00m x 2.40m |







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