



8 1F South Learmonth Gardens
Comely Bank, Edinburgh, EH4 1EY

CALL US ON 0131 447 4747

8 1F South Learmonth Gardens, Comely Bank, Edinburgh, EH4 1EY

For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secure entry.
- Stairs to upper level.
- Reception hall with storage.
- Fabulous generously proportioned bay windowed living room with feature fireplace
- Open outlook to front of property over Learmonth Gardens (accessed with an annual fee).
- Double bedroom off with fitted storage.
- Kitchen with appliances.
- Further double bedroom with fitted storage & walk in storage.
- Bathroom with shower attachment.
- Sash & case windows.
- Many original features.
- Permit & metered parking.



GENERAL DESCRIPTION

A superb first floor flat situated within the prestigious Comely Bank district of the city within walking distance of Edinburgh City Centre and an excellent range of local amenities in Comely Bank and Stockbridge. Although in need of modernisation and redecoration, the property would be an ideal purchase for a professional person/couple offering excellent potential.

COUNCIL TAX BAND F.
TRAIN STATION APPROXIMATELY 1 MILE TO HAYMARKET TRAIN STATION.
AIRPORT APPROXIMATELY 7.8 MILES TO EDINBURGH AIRPORT.
BUSES WITHIN 200 METRES.

LOCATION

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. Additionally, this prime location is just over a mile from Haymarket's airport tram and national rail links. 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 Craighleith Retail Park offers more extensive shopping with a wide variety of High Street stores. Enjoying the outdoors could not 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.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES, AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE FREESTANDING FRIDGE AND AUTOMATIC WASHING MACHINE. THERE WILL BE NO GUARANTEES GIVEN FOR ANY OF THE WHITE GOODS OR THE ELECTRICS WITHIN THE PROPERTY.



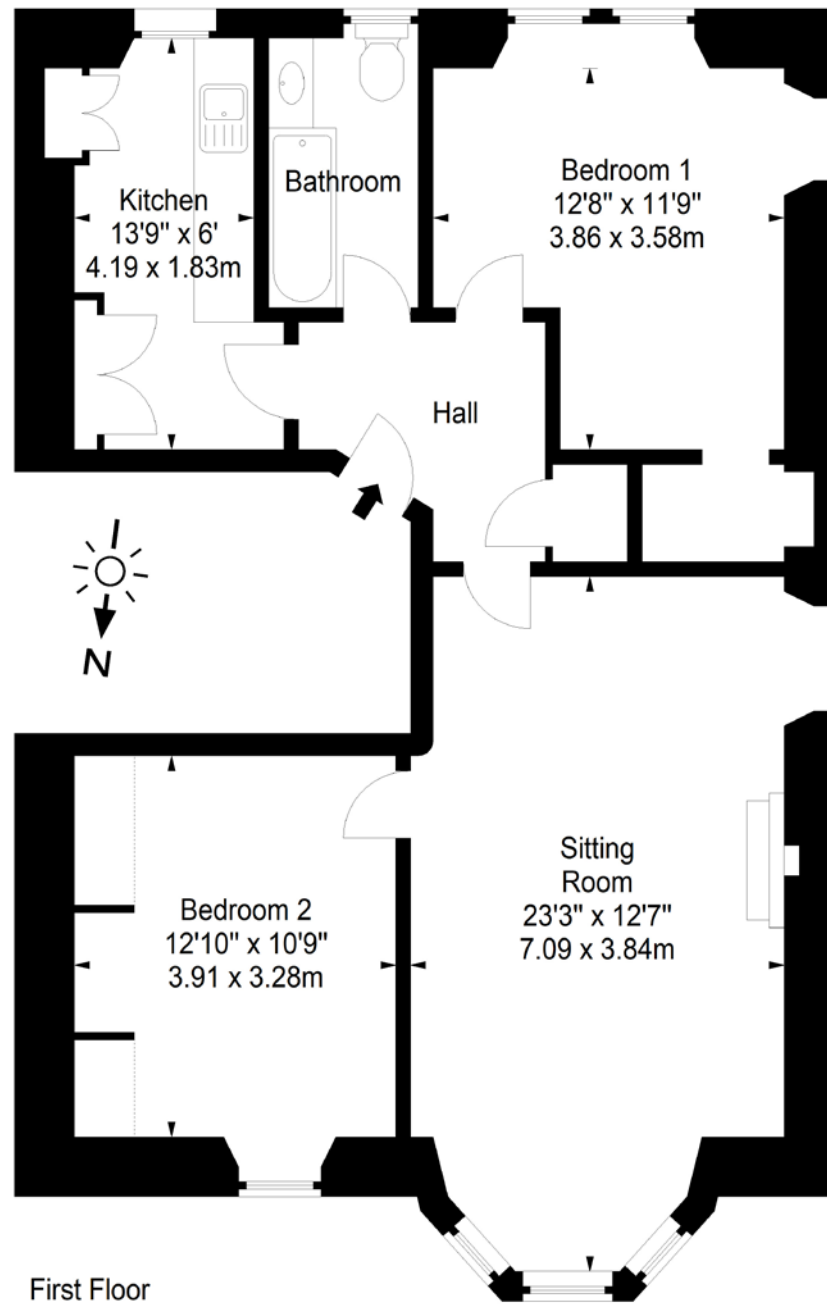
**South Learmonth Gardens,
Edinburgh,
Midlothian, EH4 1EY**



Approx. Gross Internal Area
803 Sq Ft - 74.60 Sq M
For identification only. Not to scale.
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**ENERGY PERFORMANCE
CERTIFICATE RATING G**



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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.