



ROBB
RESIDENTIAL

ROBB
RESIDENTIAL

21/3 Learmonth Avenue, Edinburgh
www.robbrresidential.com





21/3 Learmonth Avenue

Edinburgh, EH4 1DA

Edinburgh City Centre 1.7 miles, Edinburgh Airport 7.1 miles,
Glasgow City Centre 47 miles.

An attractive three-bedroom second floor traditional flat, situated within the highly regarded and sought - after Comely Bank area of Edinburgh, combining generous proportions and period character with a comfortable and contemporary standard of presentation.



Ground floor:

Front entrance door, staircase to upper levels.

Second Floor:

Entrance reception hallway, well-proportioned living/dining room, fitted kitchen, bathroom, bedroom 1, bedroom 2 and bedroom 3.

Parking:

Permit parking is available on Learmonth Avenue (by application to Edinburgh Council).

Gardens:

The property benefits from gardens to both the front and rear, with the rear garden providing a private and enclosed outdoor space.



Situation

21/3 Learmonth Avenue is situated within Comely Bank, an established and highly regarded residential district immediately adjacent to Stockbridge and within easy reach of Edinburgh city centre.

Comely Bank provides an attractive combination of established residential streets, traditional architecture and excellent access to the amenities of Stockbridge and central Edinburgh.

Edinburgh, the capital city of Scotland is one of the most fashionable and cosmopolitan cities in Scotland and from George Street and Princess Street there is access to The St. James Quarter, Multrees Walk, Harvey Nichols, John Lewis and a wide range of well-known fashionable boutique shops.

The nearby area provides an excellent selection of independent shops, cafés, restaurants and everyday amenities, with Waitrose also close at hand. Stockbridge is within easy walking distance, whilst Inverleith Park, the Royal Botanic Garden and the Water of Leith provide excellent opportunities for walking and recreational bars.

Edinburgh is a first class cultural destination and features a wide variety of cultural venues including the Playhouse Theatre, the Omni Centre and many art galleries.

The area is well served by both primary and secondary schooling together with a number of excellent independent schools including the Edinburgh Academy, Fettes College, George Heriot's and Erskine Stewart's Melville Schools are within 2 miles.



Description

21/3 Learmonth Avenue is an attractive three-bedroom second floor traditional flat situated within the highly regarded Comely Bank area of Edinburgh.

The property combines the generous proportions and period character associated with traditional Edinburgh architecture with a comfortable and contemporary standard of presentation. A number of attractive period features remain, including cornicing, sash and case windows, bay-windowed accommodation and a traditional fireplace.

Throughout the property, these traditional features are complemented by timber flooring, modern decoration and considered furnishings, creating a stylish and welcoming interior.

The property provides particularly appealing three-bedroom accommodation, with the third bedroom offering useful flexibility and the potential to be utilised as a bedroom, office or dressing room.

On arrival at the property, entry to well-maintained communal area.

Second Floor

Outer door to entrance reception hallway with corniced ceiling and decorative detail throughout, together with half-height wooden wall panelling. Wall mounted coat hooks, radiator cover and useful shelved cupboard storage.

Well-proportioned living/dining room with three sash and case windows, modern synthetic white over cladding, timber flooring and useful shallow shelving.

The kitchen is fitted with plentiful unit space, gas hob, stainless steel inset sink and integrated extractor together with washing machine and boiler.

An attractive principal bedroom with west-facing three-section bay sash and case windows, timber flooring and traditional fireplace.

Bedroom 2 is well proportioned with a west-facing double sash and case window and useful shelving cupboard.

Bedroom 3 is a versatile room with useful walk-in cupboard/storage/wardrobe and could be utilised as a bedroom, office or dressing room.

Bathroom incorporates a wooden door with glass inlet, a three-piece suite comprising bath, wash hand basin and WC. There is also a separate shower enclosure with power shower.

Gardens

Residents of Buckingham Terrace in Edinburgh can gain access to both Belgrave Crescent Gardens and Dean Gardens with a small annual fee. These gardens are located within walking distance and offer a tranquil escape from the busy city centre.

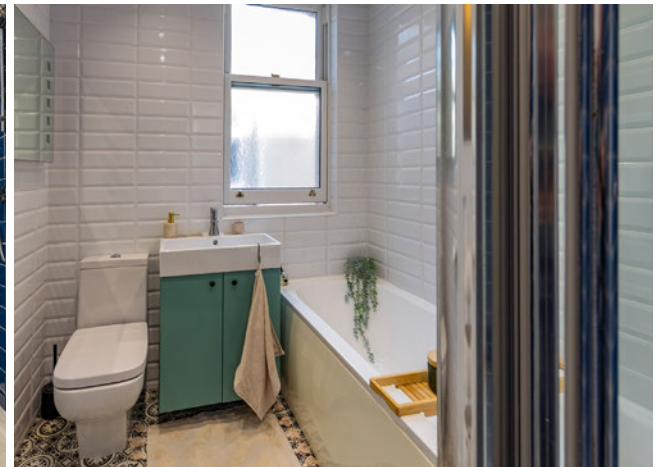
Parking

Permit parking is available on Learmonth Avenue (by application to Edinburgh Council).

Services

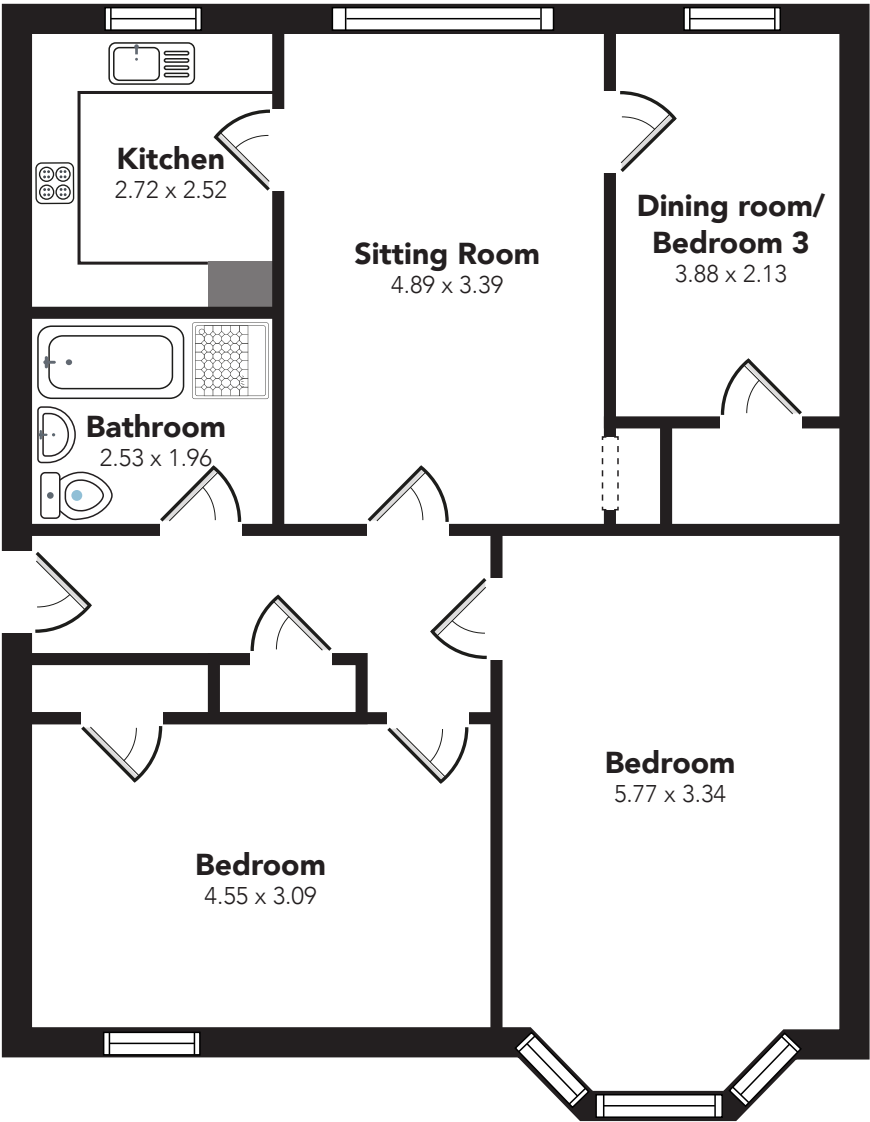
Mains water supply, mains drainage, gas central heating and double glazing. Communal garden charge of £60 per annum.

Note: The services have not been checked by the selling agents.



Floorplan

21/3 Learmonth Avenue



All measurements, walls, doors, windows, fittings and appliances, their size and location, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Local Authorities

City of Edinburgh Council, EH4 3AP.

Tel - 0131 442 2201.

Council Tax

The property is in Band E and the amount of council tax payable for 2026/2027 is £2,933.73

EPC

Rating Band C.

Viewing

Strictly by appointment with Robb Residential, telephone 0141 225 3880.

Possession

Vacant possession will be given upon completion.

Offers

Offers are to be submitted in Scottish legal terms to the selling agents Robb Residential, 176 St. Vincent Street, Glasgow, G2 5SG. A closing date for offers will probably be fixed and prospective purchasers are advised to register their interest with the selling agents in order to be kept fully informed of any closing date that may be fixed.

Fixtures and fittings

All items normally known as tenant's fixtures and fittings, including garden ornaments and statuary, are specifically excluded from the sale.

Overseas Purchasers

Any offer by a purchaser(s) who is resident out with the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.



Special Conditions of Sale

1. The purchaser shall within 5 days of conclusion of missives make payment as a guarantee for due performance of a sum equal to 10 per cent of the purchase price on which sum no interest will be allowed. Timeous payment of the said sum shall be a material condition of the contract. In the event that such payment is not made timeously the seller reserves the right to resile without further notice. The balance of purchase price will be paid by Bankers Draft at the date of entry and interest at five per cent above The Royal Bank of Scotland base rate current from time to time will be charged there on from the term of entry until payment. Consignation shall not avoid payment of the foregoing rate of interest. In the event of the purchaser of any Lot(s) failing to make payment of the balance of the said price at the date of entry, payment of the balance of the purchase price on the due date being the essence of the contract, the seller shall be entitled to resile from the contract. The seller in that event reserves the right to resell or deal otherwise with the subjects of sale as he thinks fit. Furthermore he shall be entitled to retain in his hands the initial payment of ten per cent herein before referred to which shall be set off to account of any loss occasioned to him by the purchasers' failure and in the event of the loss being less than the amount of the said deposit the seller shall account to the purchasers for any balance thereof remaining in his hands.
2. The subjects will be sold subject to all rights of way, rights of

access, wayleave, servitude, water rights, drainage and sewage rights, restrictions and burdens of whatever kind at present existing and whether contained in the Title Deeds or otherwise and whether formally constituted or not affecting the subjects of sale.
3. The seller shall be responsible for any rates, taxes and other burdens for the possession and for collection of income prior to the said date of entry. Where necessary, all rates, taxes and other burdens and income will be apportioned between the seller and the purchasers as at the said date of entry.
4. The minerals will be included in the sale of the property only insofar as the seller has rights thereto.
5. As part of providing our vendor clients with an improved service and added protection we will seek ID confirmation either direct from the buyer or via Smart Search. The provision of ID confirmation may increase the credibility of an applicant's offer and could encourage our clients to view an offer more favourably.

If you require this publication in an alternative format, please contact Robb Residential on tel 0141 225 3880.

IMPORTANT NOTICE

Robb Residential for themselves and for the Vendors of this property, whose agents they are, give notice that: 1. The particulars are intended

to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Robb Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Robb Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs and particulars taken September 2026.

MEASUREMENTS AND OTHER INFORMATION

All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

ROBB
RESIDENTIAL

The Beacon
176 St Vincent Street
Glasgow
G2 5SG

sales@robbresidential.com

Tel: 0141 225 3880