

CULLERTON'S

ESTATE AGENTS | PROPERTY CONSULTANTS

46, FLAT 8 LEARMONTH AVENUE

CRAIGLEITH, EDINBURGH
EH4 1HT



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VIEWINGS: BY APPOINTMENT
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Property Summary

This three-bedroom third-floor flat forms part of an established residential development in the heart of popular Craigleith, offering bright and spacious interiors finished in light tones. The property boasts a large living area opening out onto a private balcony with lovely elevated views, as well as a sizeable kitchen with excellent cabinet storage and workspace. All the bedrooms are doubles with storage, helping maintain a tidy home while providing the versatility to meet a range of lifestyles. It also features a family bathroom and an en-suite for added convenience. Private residents' parking adds further appeal, especially for those with a daily commute to the city centre.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances (oven, ceramic hob, and concealed extractor), a freestanding fridge/freezer, and a washing machine to be included in the sale.

Features

- A spacious and well-presented third-floor flat
- Convenient location in sought-after Craigleith
- Welcoming hall with generous storage
- Two double bedrooms with built-in wardrobes
- Third double bedroom with built-in storage
- Three-piece en-suite shower room
- Three-piece bathroom with overhead shower
- Large communal garden laid to lawn
- Private residents' parking
- Gas central heating and double glazing
- Home Report Value - £380,000





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Spacious, south-facing living/dining room and a private balcony with south-facing aspect







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*Two double bedrooms with
built-in wardrobes and a
third double bedroom with
built-in storage*







74 ST STEPHEN STREET
EDINBURGH, EH3 5AQ

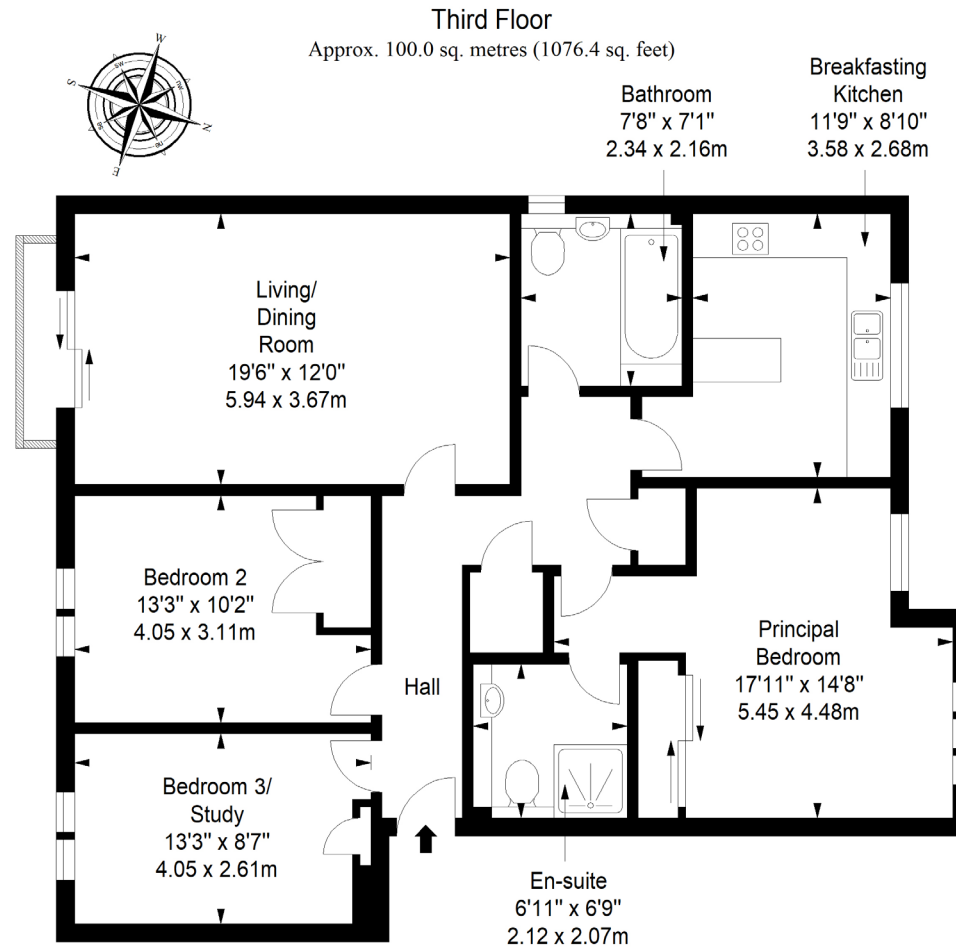
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DISCLAIMER

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.



Total area: approx. 100.0 sq. metres (1076.4 sq. feet)