



Fixed price £270,000

1 Learmonth Court, Stockbridge, Edinburgh, EH4 1PB



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Bright and spacious 2 Bedroom Ground Floor Flat Popular area of Stockbridge

A bright and spacious two-bedroom ground floor flat, set within a well-maintained Art Deco development. The property features light-filled rooms with neutral decor and offers excellent potential for modernisation. Additional benefits include residents' car park, attractive communal gardens, and a resident caretaker.

Ground Floor Flat in Stylish Art-Deco Block; Entrance Hall with Four Storage Cupboards; Sitting/Dining Room with Garden Views, Fitted Kitchen, Spacious Principal Bedroom with Fitted Wardrobe and Vanity Unit, Further Double Bedroom, Bathroom with Shower Over Bath, Lovely Communal Gardens, Double Glazing and Electric Storage Heating Throughout, Central Location in Popular Stockbridge, Residents' Permit Car Park. Factors Fee - £110 per month.

As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard. No warranty shall be given in respect of the systems or central heating - the property is sold as seen.

ACCOMMODATION (WIDEST POINTS)

Living Room/Dining Room	21'5" x 20'0" (6.53 x 6.12)
Kitchen	13'10" x 5'7" (4.22 x 1.72)
Bedroom 1	16'0" x 10'11" (4.88 x 3.35)
Bedroom 2	9'10" x 8'5" (3.00 x 2.57)

LOCATION

Learmonth Court is a stylish and highly sought-after development, situated atop the hill in the popular area of Stockbridge. Just moments from the chic boutiques, bars, cafés and restaurants of Raeburn Place, the property is exceptionally well placed for local amenities. Craigleith Retail Park offers a wider selection of stores nearby. For those commuting on foot, Edinburgh City Centre is within pleasant walking distance via Queensferry Road, with the vibrant West End also close at hand. Green spaces such as the Royal Botanic Garden and Inverleigh Park are nearby, offering an escape from city life, along with easy access to the Water of Leith Walkway. The area is well served by public transport, and Queensferry Road offers excellent connections for motorists to the City Bypass and M8/M9 motorways.

EXTRAS

White Goods included in the Sale

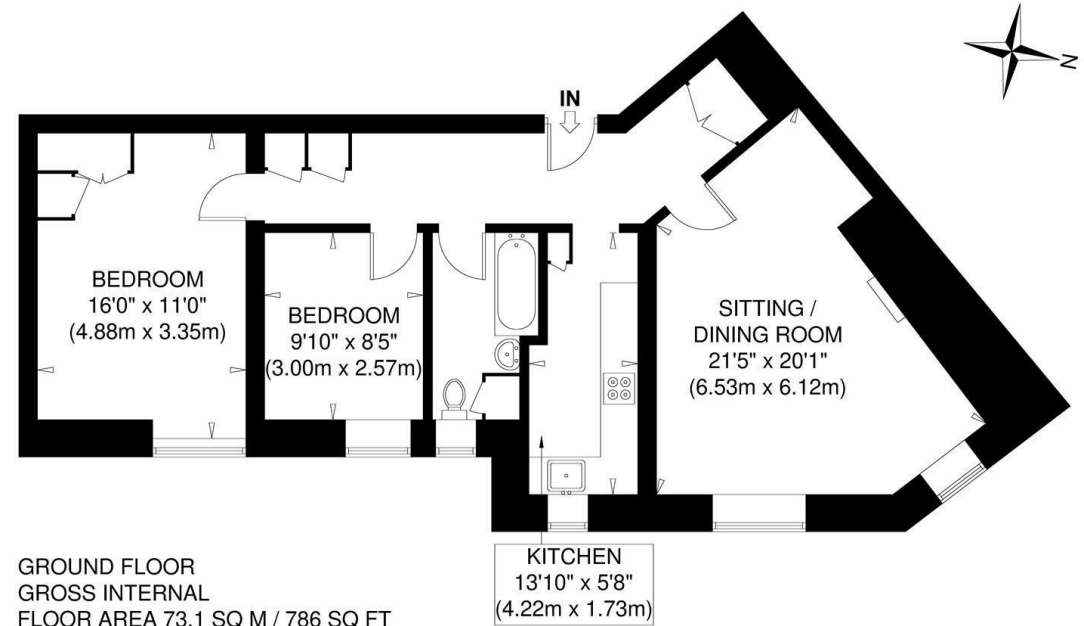
EPC RATING

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VIEWING

By appointment only please Telephone: 0131 554 6244





LEARMONTH COURT
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 73.1 SQ M / 786 SQ FT
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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HM Harper
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Estate Agents & Solicitors

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A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will be give the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.