



45/3 Learmonth Grove,
COMELY BANK | EDINBURGH | EH4 1BX


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Situated on the second floor of a traditional tenement in the highly sought-after district of Stockbridge, this spacious three-bedroom flat offers flexible accommodation ideally suited to first-time buyers, young professionals, families, or investors seeking a property in one of Edinburgh's most desirable locations.

The well-proportioned accommodation comprises a welcoming central hallway providing access to all rooms, a generous living room ideal for relaxing or entertaining, and a separate fitted kitchen with ample storage and workspace. There are three versatile double bedrooms, allowing flexibility for home working, guest accommodation or additional living space if desired. A modern family bathroom completes the accommodation, while several useful storage cupboards are located throughout the property.

The property has been well maintained and retains the excellent proportions synonymous with traditional Edinburgh tenements. Externally, residents benefit from a well-kept communal rear garden, providing a pleasant outdoor space to enjoy.

Located within walking distance of Stockbridge's vibrant cafés, independent boutiques, restaurants and Inverleith Park, the property also enjoys excellent public transport links to Edinburgh City Centre and beyond.

- Prime second-floor tenement in the heart of sought-after Stockbridge
- Spacious and flexible three-bedroom accommodation
- Bright living room with separate fitted kitchen
- Excellent storage throughout
- Well-maintained communal rear garden
- Ideal for first-time buyers, professionals and investors

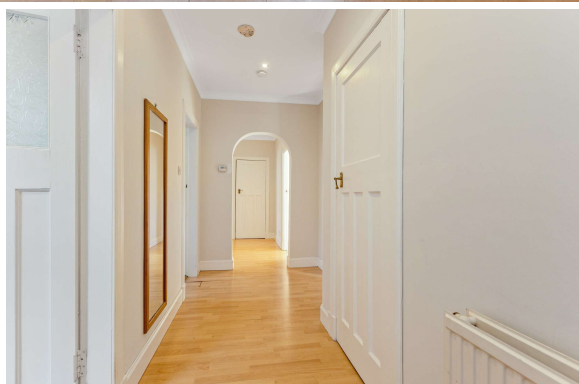
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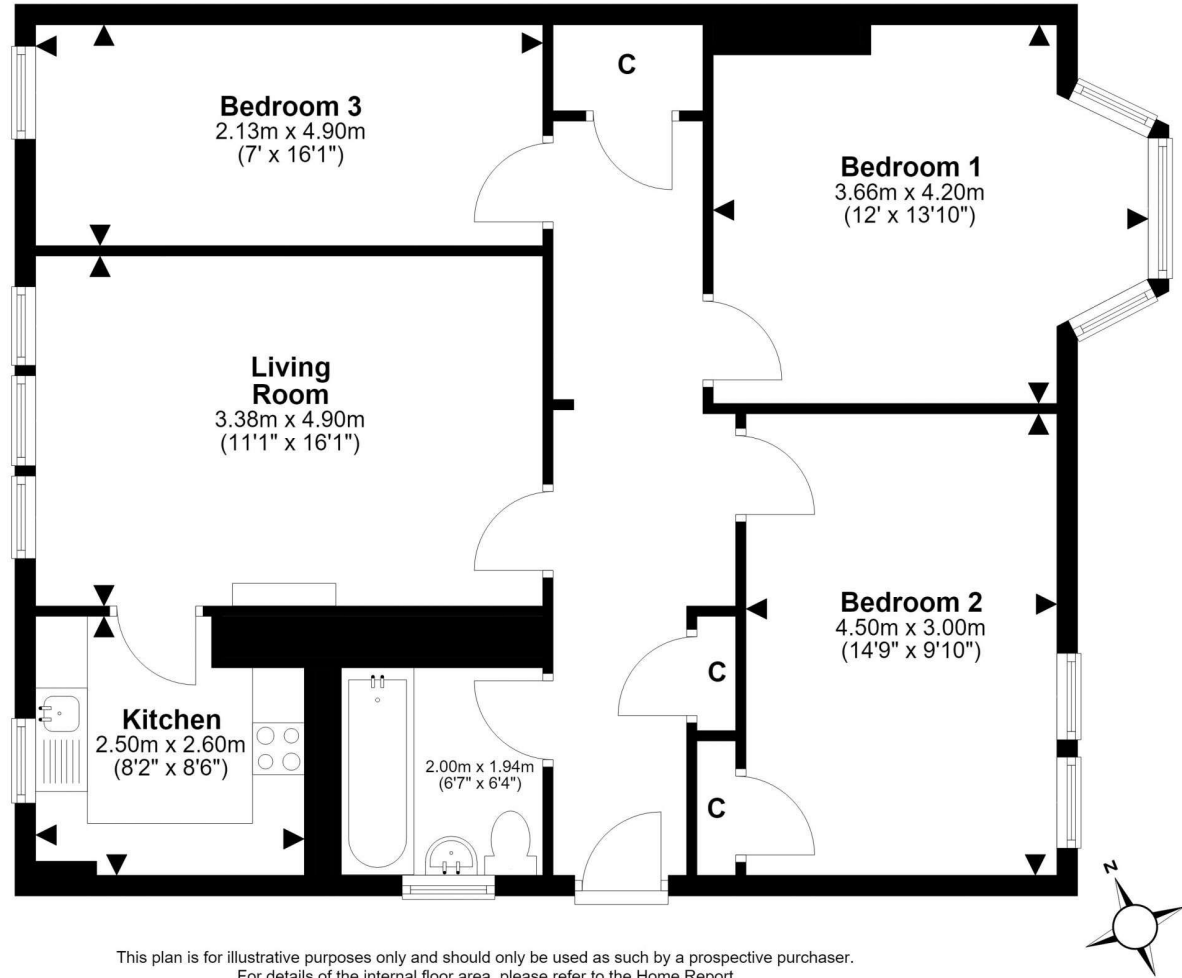
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, integrated kitchen appliances, & curtains are included in the sale.

The highly regarded Comely Bank area offers a choice of amenities to be enjoyed by its residents, including a Waitrose supermarket, Mimi's Bakehouse and Pure Gray cafe and gift shop. Just a little further along the road, heading towards the city centre, the area merges with Stockbridge, where you'll find a superb selection of specialist shops, delis, fashionable bars and restaurants. Craigleith Retail Park, hosting a variety of High Street stores and the city centre itself are both within easy reach by car or the regular bus services from the area. There are excellent schools - both public and private sector - from nursery to secondary level. Some of Edinburgh's best loved parklands are in the vicinity, including the green expanse of Inverleith Park, the Royal Botanic Gardens and the Water of Leith with its leafy walk/cycleways. The location is ideal for those connected to the Western General Hospital or Fettes Police Headquarters. The nearby Queensferry Road/A90 gives access to the central motorway networks and the Queensferry Crossing for travelling out with Edinburgh.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.