



45 Learmonth Court, Edinburgh, EH4 1PD



## Welcome

Welcome to Learmonth Court, forming part of a well-maintained and professionally factored 1930's Art Deco building located in the highly desirable Comely Bank area of Edinburgh, most convenient for Stockbridge, Princes Street, the West End and the New Town. This beautifully presented two-bedroom, third floor apartment offers bright and spacious accommodation with the added benefits of lift access, secure entry, resident caretaker, communal gardens and residents' car parking is available with further permit parking. Presented to the market in excellent order throughout, we would recommend an early viewing.

- Reception hallway with excellent storage facilities
- Dual aspect living/dining room
- Fully fitted kitchen
- Two double bedrooms
- Stylish shower room
- Electric heating
- Double glazing
- Secure entry system
- Lift access for both passenger and goods
- Communal gardens
- Resident caretaker
- Residents' parking





## Comely Bank

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, cafes 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 Inverleith 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.

## Agent notes

The integrated kitchen appliances, blinds and fitted floor coverings are included. The building is factored by Trinity. The cost for Dec 2025- Nov 2026 is £1907.65 which includes the cost of the caretaker, buildings insurance and a constant supply of hot water and bathroom heating. Further information on the factors can be found via the factor's website. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.

# Get in touch

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Property Hub:

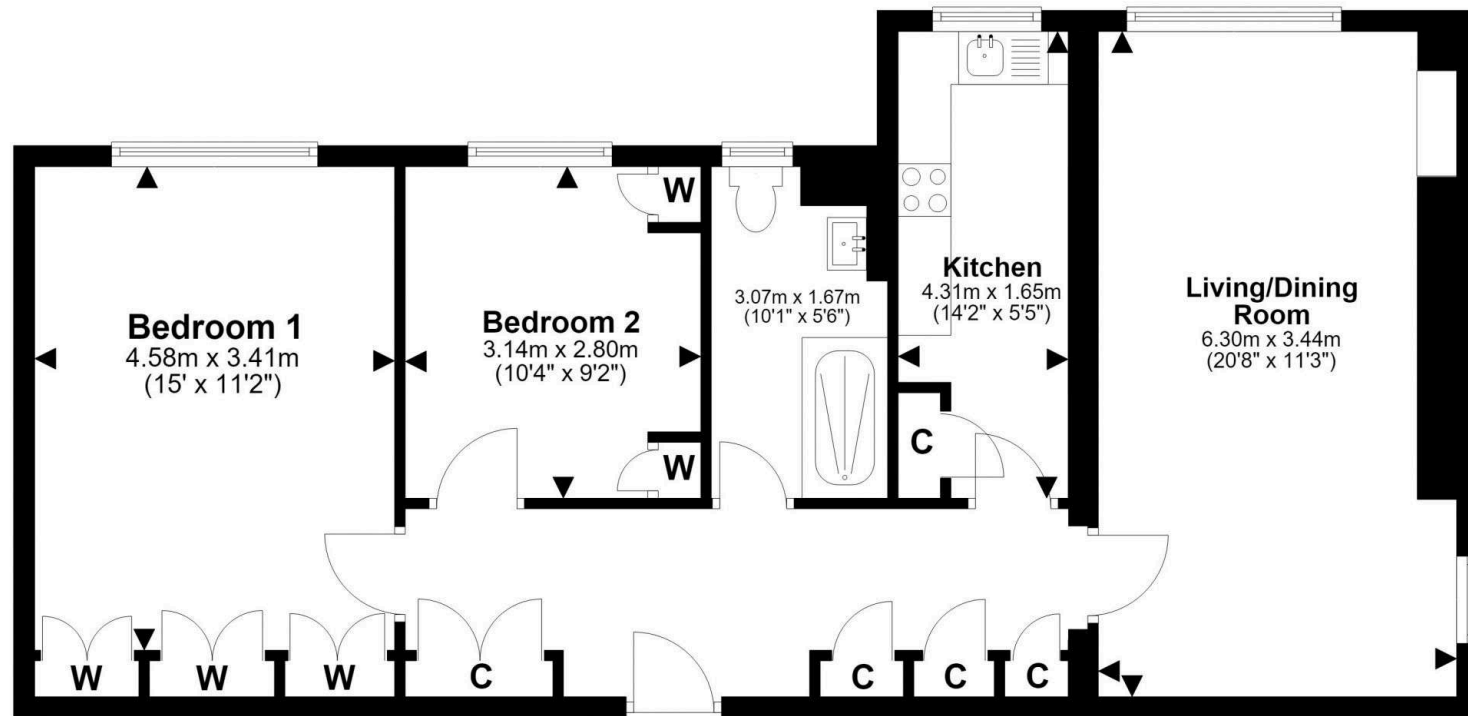
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,  
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.