

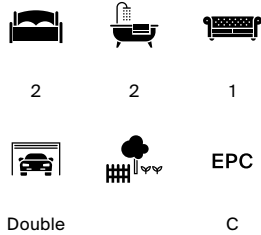


THE GARDEN HOUSE

Learmonth Terrace Lane, Edinburgh, EH4

AN UNIQUE TWO BEDROOM APARTMENT

With private garden and double garage



Local Authority: The City of Edinburgh Council

Council Tax band: C

Tenure: Freehold

Offers Over: £595,000



DESCRIPTION

Tucked away on the peaceful Learmonth Terrace Lane, The Garden House offers a rare opportunity to acquire a stylish two-bedroom home with generous private outdoor space and the added benefit of a substantial double garage.

The property is accessed directly from the lane via the garage, which provides excellent secure parking and storage, along with a useful home office area. From here, this leads to the main accommodation via the private garden.

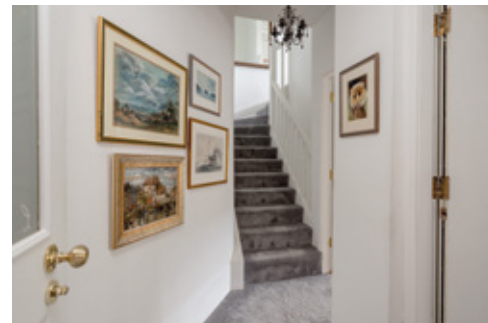
Inside, the accommodation is light-filled and well-proportioned. The bespoke Orangery, designed by Mozolowski & Murray, is currently used as a living/dining room and is the heart of the home with direct access to the private garden, perfect for entertaining or relaxing. The contemporary kitchen is well-appointed, offering ample storage and workspace.

There are two double bedrooms, both with good proportions, served by a family bathroom and a separate shower room.

A particular highlight of The Garden House is its attractive private garden, a rare find in this central location, offering a tranquil retreat from city life.

KEY FEATURES

- Two double bedrooms
- Bright living/dining room with bespoke Orangery
- Modern kitchen
- Bathroom and separate shower room
- Private garden
- Large double garage with potential to develop into a mews cottage, subject to the relevant consents
- 2-3 private parking spaces to the front of the garage





The Garden House combines modern living with excellent amenities, all within easy reach of Stockbridge, the West End, and the city centre.

LOCATION

Comely Bank is one of Edinburgh's most sought-after areas, bordering Stockbridge and the West End and approximately one mile from Princes Street.

Stockbridge and Comely Bank offer a vast range of fantastic independent shops, bars, bistros and restaurants mainly located along the main thoroughfare which leads into the New Town.

There is a large Waitrose in Comely Bank whilst further shopping can be found at nearby Craighleith Retail Park.

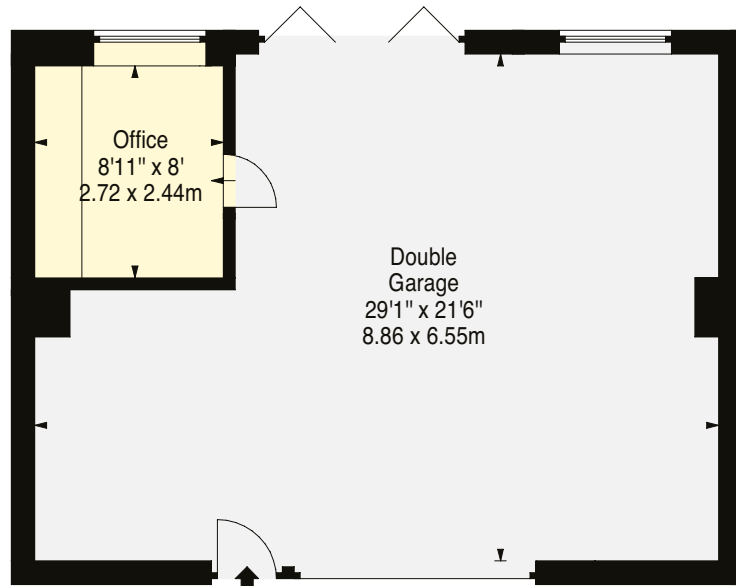
Local recreational facilities include Inverleith Park, The Royal Botanic Garden, the Scottish National Gallery of Modern Art and walks through the Dean Village and along the Water of Leith. For sporting enthusiasts, the Edinburgh Academicals rugby ground is located opposite the property and The Grange Club which boasts tennis, hockey, squash and cricket facilities is within a few hundred yards of the front door.

The property is in the catchment for Flora Stevenson primary and Broughton High, whilst a number of Edinburgh's top fee-paying schools, including the Edinburgh Academy, Mary Erskine's and Stewart's Melville, St George's and Fettes College, are all within the vicinity.

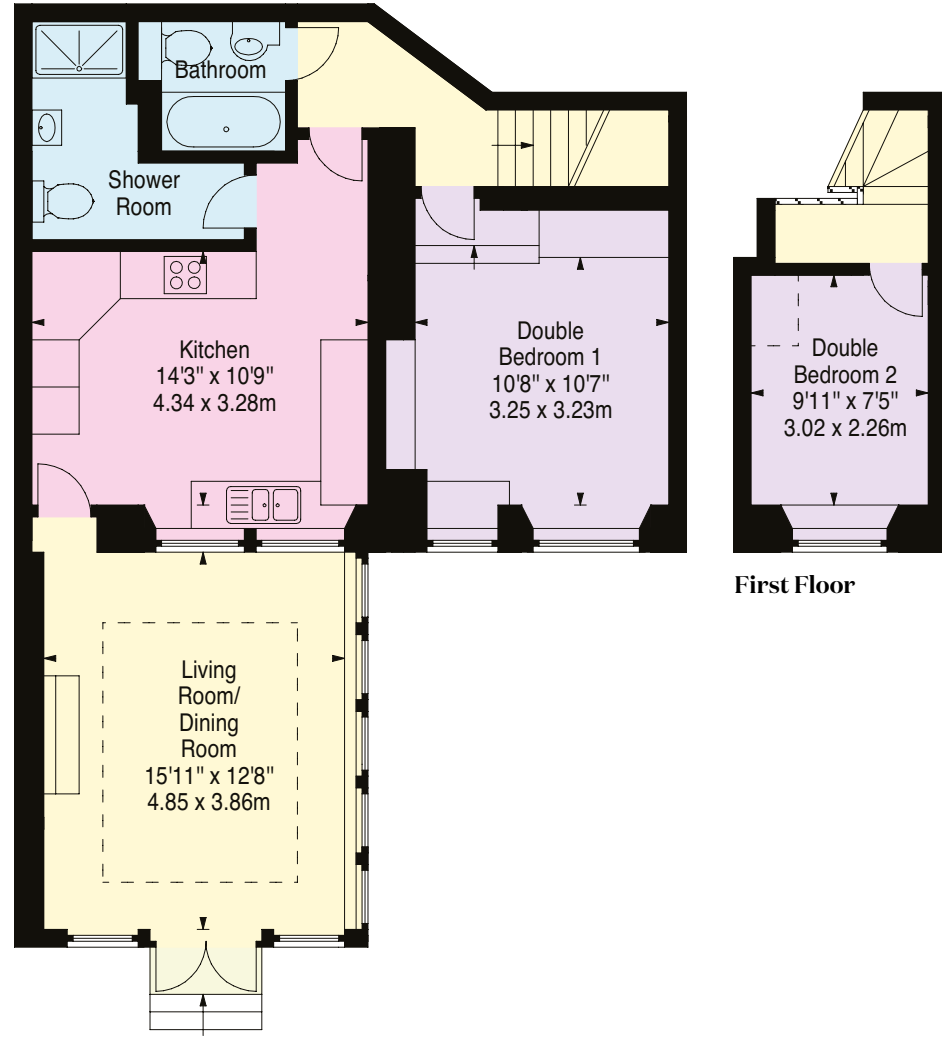
The financial centre, Waverley and Haymarket railway stations and tram connecting to Edinburgh Airport are all within easy reach.



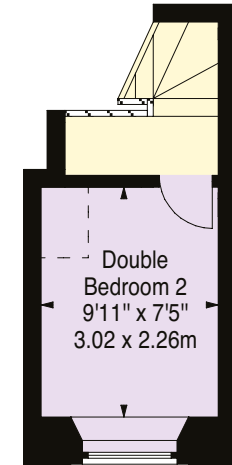
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor



Ground Floor



First Floor

Approximate Gross Internal Area = 864 Sq Ft - 80.27 Sq M
 Double Garage & Office: 630 Sq Ft - 58.53 Sq M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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I would be delighted
to tell you more.

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