



Solicitors & Estate Agents










Offers Over

£370,000

27/1 Learmonth Avenue

Comely Bank | Edinburgh | EH4 1DA

This bright and spacious first floor flat is conveniently positioned in the much sought-after district of Comely Bank only a short distance from the city centre and fashionable Stockbridge. The lovely home boasts some charming original features with benefits including gas central heating, double glazing, and a large communal garden to the rear.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Zoned Parking
-  Communal Garden
-  EPC Rating – C
-  Council Tax Band - E



Description

The flexible accommodation, in brief, comprises; secure entry system, welcoming hallway with useful storage cupboard and original wooden floors running through most rooms, spacious reception/dining room with fitted cupboards, stylish fitted kitchen with a range of base and wall mounted units, light and airy bay windowed family room/principal bedroom with feature fireplace, spacious second double bedroom with fitted cupboard, single third bedroom with deep storage cupboard, and bathroom with three-piece suite and shower over bath.



Extras

All fitted floor coverings will be included in the sale together with the cooker and fridge/freezer.

Gardens & Parking

There is a well kept communal garden located to the rear of the building and for the car owner, permit and metered parking is available within the surrounding area.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

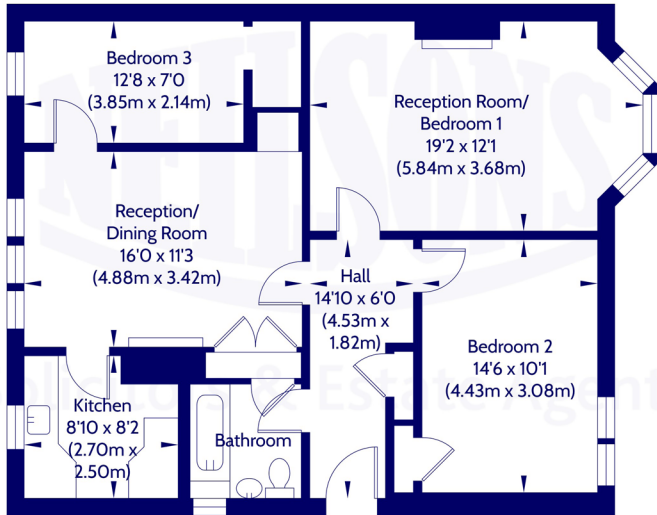
Learmonth Avenue is close to many of the capital's finest shops and restaurants as well as its main retail and commercial thoroughfares of George Street and Princes Street. The cosmopolitan district of Stockbridge is only a short walk away offering a superb choice of speciality shops, fashionable bars, quaint coffee shops, delis and boutiques. Locally there is a Waitrose supermarket on Comely Bank Road itself and a Sainsbury's supermarket and range of retail stores at Craigleith Shopping Park near Blackhall. There is easy access to the Water of Leith Walkway and cycle path, whilst the open spaces of the Royal Botanic Gardens and Inverleith Park are also within walking distance. The Drumsheugh Baths Club is situated nearby in Belford Road whilst the Edinburgh Sports Club, Dean Tennis Club and the Scottish National Gallery of Modern Art are located in the Dean Village. Haymarket rail station is close by and regular public transport provides swift access in and around the city.





Approx. Gross Internal Floor Area 84 Sq M / 906 Sq Ft.

1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

