










Fixed Price

£425,000

10/3 Learmonth Park

Comely Bank | Edinburgh | EH4 1BZ

An excellent opportunity has arisen to acquire this substantial, generously proportioned second and top floor, 2 or 3 bedroom flat, with a flexible layout, refreshing, unique interior, retaining original features and has been sensitively and sympathetically modernised to create a wonderful home in a desirable location. Peacefully positioned within the highly desirable Comely Bank district of Edinburgh, it is ideally located near Stockbridge, with access to a vibrant selection of cafes, shops, bars and restaurants. The city centre is within walking distance. This sought after location will appeal to a range of purchasers including professionals, couples and investors.

-  2 Bedrooms
-  2 Public Rooms
-  1 Bathroom
-  Zoned Permit Parking
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band - E



Description

Internally, the property offers flexible and well-balanced accommodation throughout. A welcoming hallway, with large storage cupboard, provides access to the principal rooms and sets the tone for the home. To the front, and facing south, a bright bay windowed formal sitting room enjoys an attractive open outlook and is enhanced by stylish décor, carpeted flooring and a focal fireplace, creating an impressive and elegant living space. A second living/dining room, with three windows, sits to the rear of the property offering a peaceful aspect overlooking the communal garden area towards Fettes College. This versatile room also benefits from a feature fireplace with a high efficiency gas fire and two large, shelved storage cupboards. The layout offers excellent flexibility, with potential for the large front sitting room to be used as a principal bedroom. The kitchen is stylishly fitted and well laid out, featuring a good range of wall and base units, with tiling to splashback areas. It is equipped with a frost free fridge, freezer, gas hob, built under electric oven, full size integrated dishwasher, externally ducted cooker hood, auto washer dryer and full worktop lighting. The recently fitted combi boiler is guaranteed for eight years. The front double bedroom is well proportioned, with triple south facing windows, storage cupboard and with carpeted flooring. In addition, a further double bedroom, to the rear, enjoys views over the communal garden and benefits from a large walk in wardrobe with lighting. The bathroom is fitted with a white three piece suite and includes a thermostatic shower over the bath. There is a large storage cupboard and an extractor fan. The bathroom is finished with crisp white tiling, creating a clean modern feel.



South Learmonth Gardens Association charge approximately £45 p.a. for grass cutting.

Stair cleaning by Moffats costs approximately £7 p.m.

Extras

The property shall be sold with all fixtures, fittings, kitchen appliances, fitted floor coverings, blinds, pelmets, curtains and all light fittings. The property can be sold with furniture.

Gardens & Parking

Externally, residents benefit from access to a large, well-maintained communal garden area, providing a pleasant outdoor setting. Parking is available via zoned permit parking as well as metered spaces for visitors.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

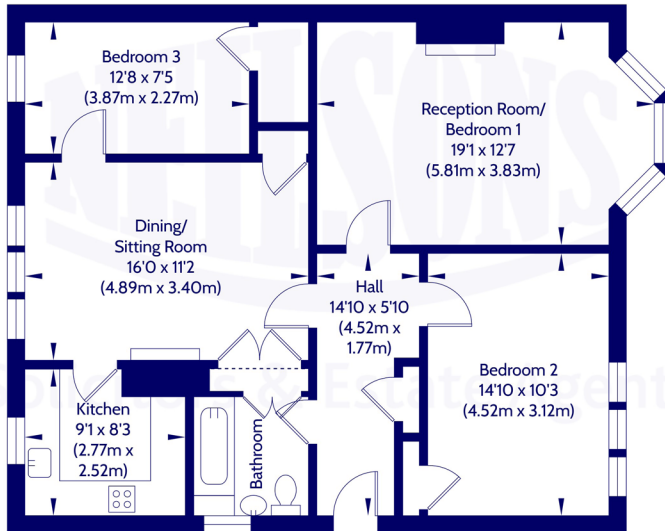
Locally, Comely Bank and Stockbridge offer a superb choice of speciality shops, bars, coffee shops and delis. The area is well served by various supermarkets, including Waitrose, a few minutes walk away. Sainsburys, Marks and Spencers and many other stores are a short distance away at Craighleith Retail Park. Primary and secondary schools both public and private are in the near vicinity. Police HQ, Western General Hospital, Inverleith Park and the Royal Botanical Gardens are all close by. There is easy access to the Water of Leith Walkway and cycle paths. Drumsheugh Bath Club is nearby in Belford Road, while Edinburgh Sports Club, Dean Tennis Club and the Scottish Gallery of Modern Art are located in Dean Village. Haymarket Station is within walking distance and regular bus services to the city centre, on Comely Bank Road and Orchard Brae, provide swift access around the city. For the commuter there is convenient access to M8, M9, city bypass, Edinburgh Airport and Fife.





Approx. Gross Internal Floor Area 87 Sq M / 936 Sq Ft.

2nd Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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.



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