

CULLERTON'S

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42 (1F1) LEARMONTH GROVE

STOCKBRIDGE, EDINBURGH
EH4 1BN



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EPC

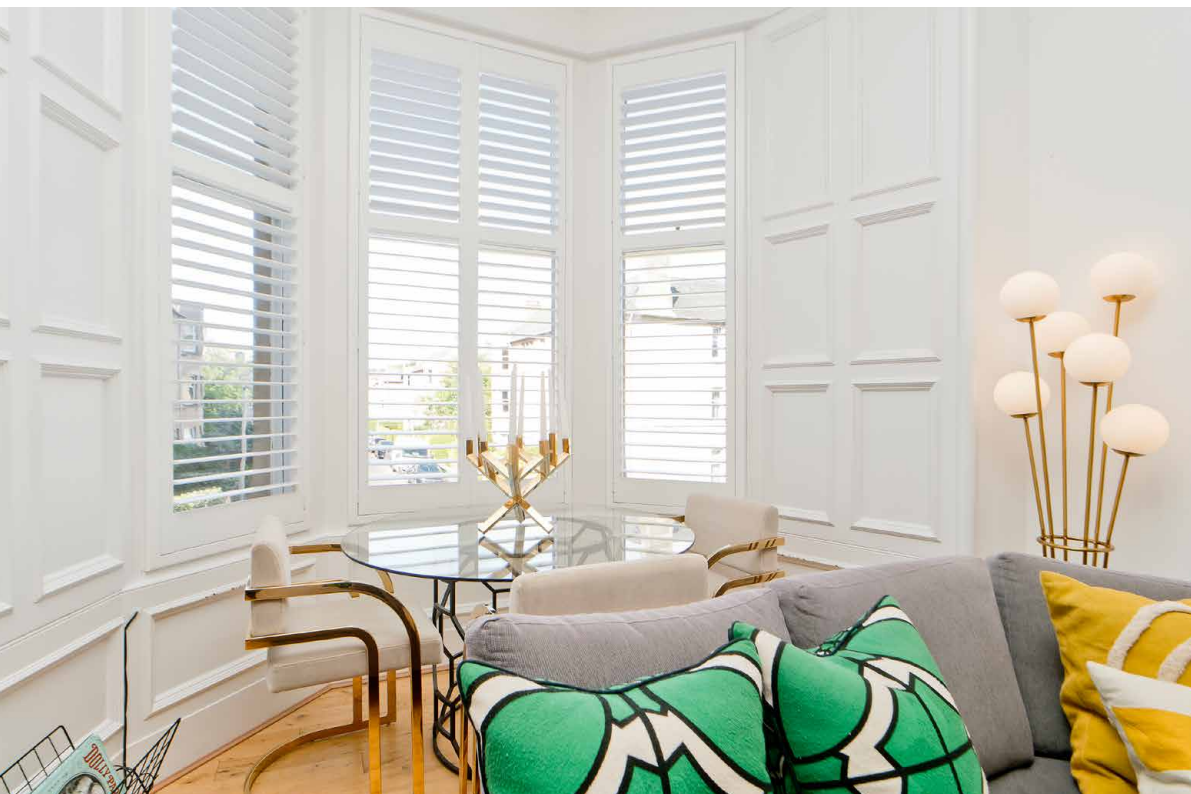
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VIEWINGS: BY APPOINTMENT
TELEPHONE CULLERTON'S ON

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Flat 1F1,
42 Learmonth
Grove



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Property Summary

Welcome to a traditional two-bedroom first-floor flat which is finished to high standards throughout, enjoying beautiful décor and modern finishings alongside period features. This stylish city home has the added benefit of an open-plan reception area and a fashionable kitchen, fitted with plinth mood lighting, a granite worktop, and integrated appliances. The two double bedrooms are both large spaces, providing versatility for professionals, couples, and young families alike. A crisp white shower room completes the interiors. Adding to its strong desirability, this property also enjoys a prestigious setting in Stockbridge within walking distance of the heart of the city centre.

Extras: all fitted floor and window coverings, and integrated kitchen appliances (self-cleaning oven, five-burner gas hob, slimline extractor, fridge/freezer, and dishwasher) to be included in the sale.

Features

- A first-floor flat with stylish interiors
- Part of a handsome traditional building
- Highly sought-after location in Stockbridge
- Attractive interior design and period details
- Secure telephone-entry system
- Welcoming hall with built-in storage
- Open-plan kitchen/dining/living room with gas fire
- Two bright and airy double bedrooms
- Modern three-piece shower room
- Well-kept communal garden laid to lawn
- Controlled permit parking (Zone N3)
- Gas central heating and double glazing
- Home Report Value - £375,000
- EPC Rating - C



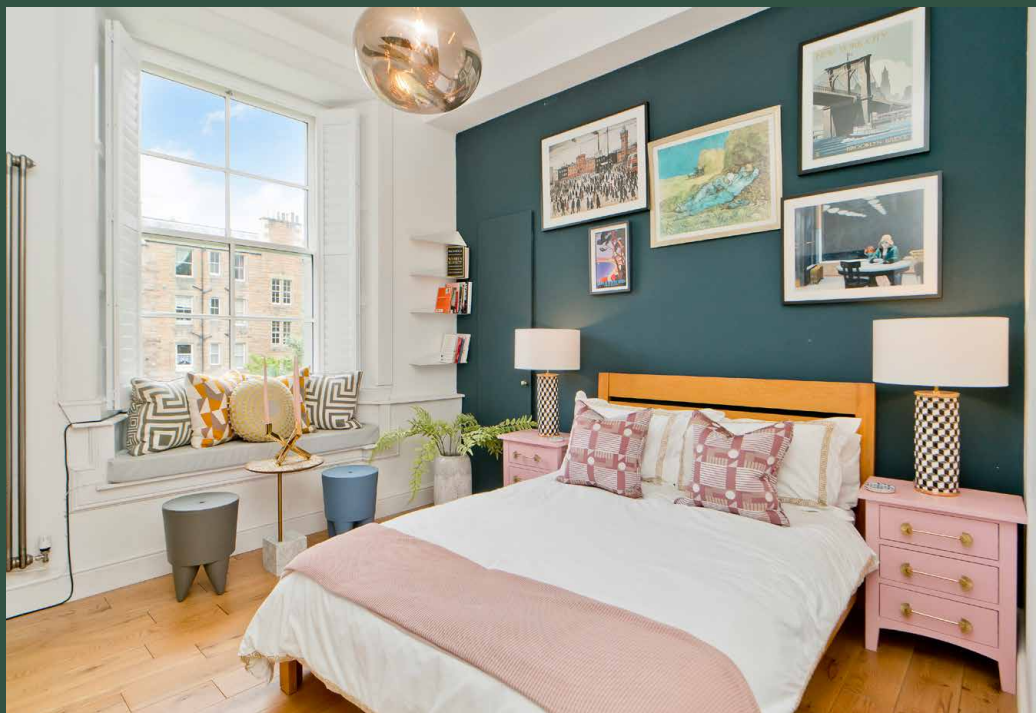


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*Attractive interior design and
period details*

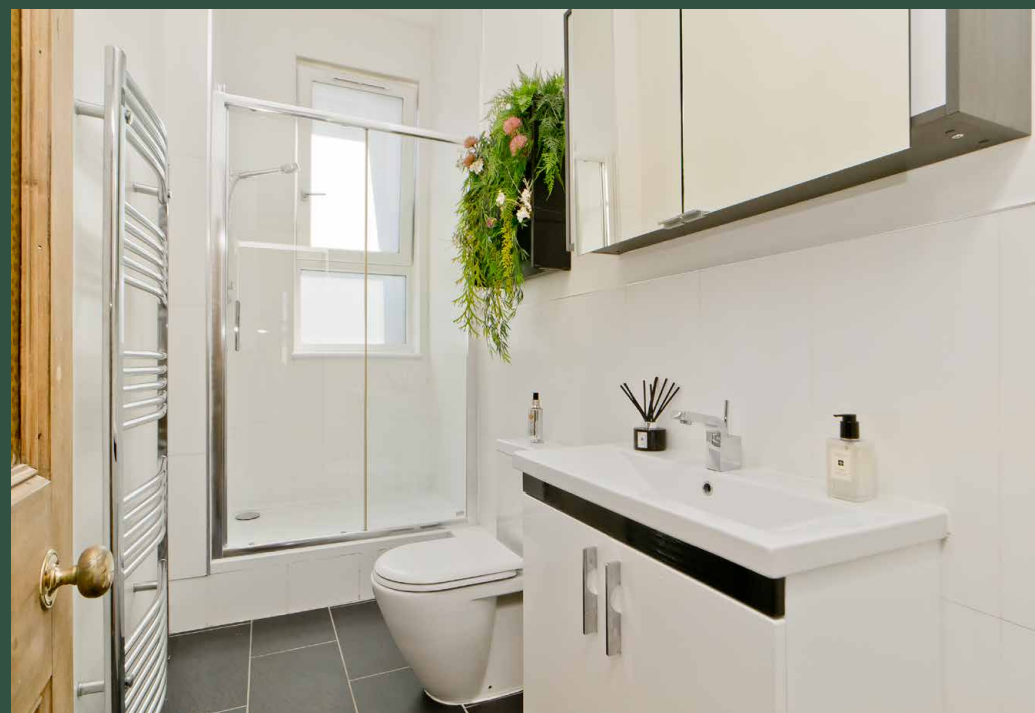
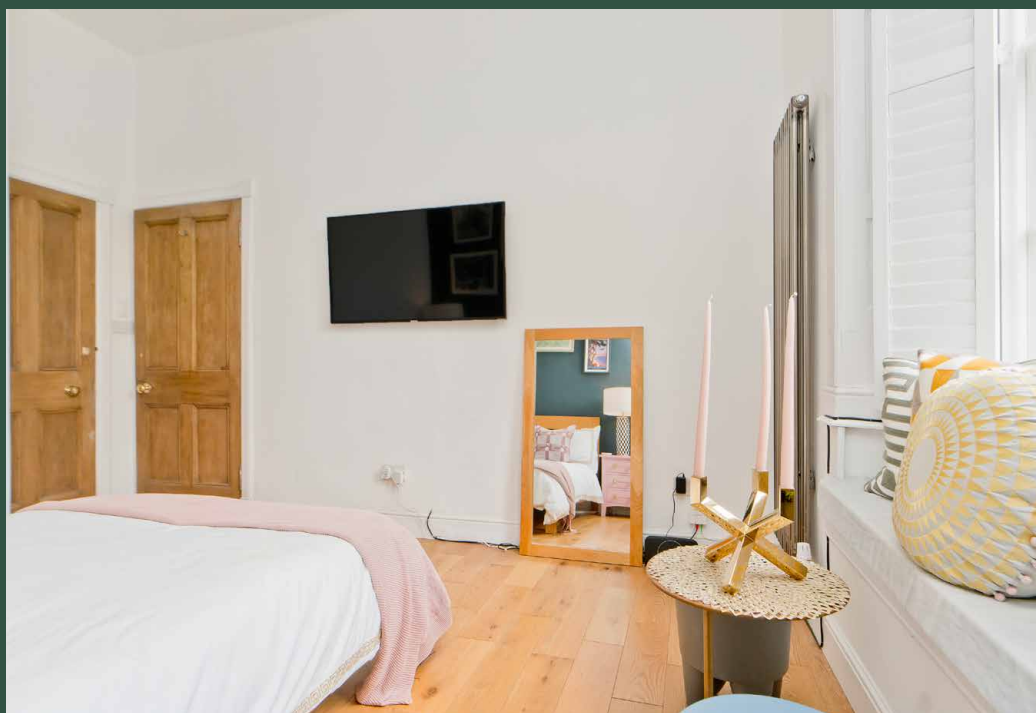




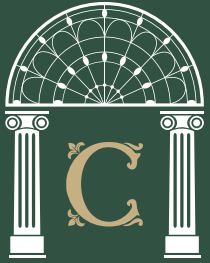


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Two bright and airy double bedrooms







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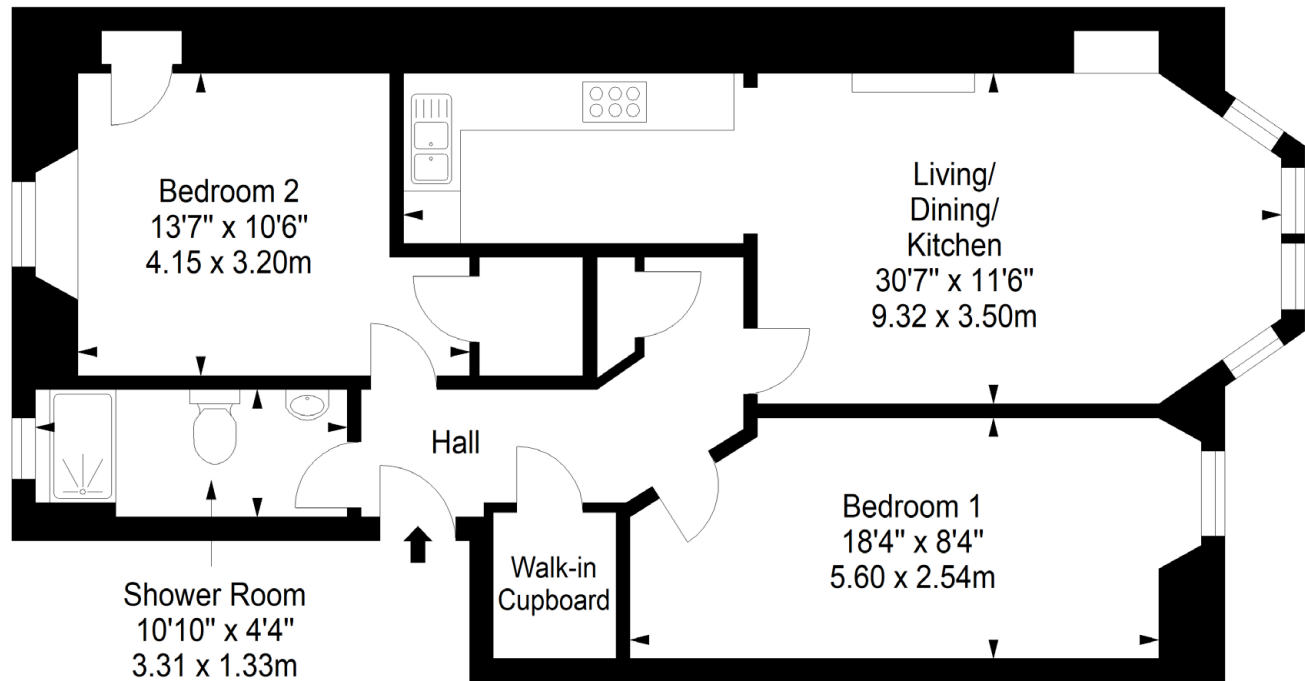
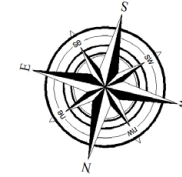


DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

First Floor

Approx. 70.7 sq. metres (761.0 sq. feet)



Total area: approx. 70.7 sq. metres (761.0 sq. feet)