



Solicitors & Estate Agents



Offers Over  
**£385,000**

## 49 Learmonth Grove

Comely Bank | Edinburgh | EH4 1BX

Occupying a desirable position in the highly sought after Comely Bank area, this two bedroom main door ground floor flat with private front and rear gardens presents an excellent opportunity to acquire a home in one of Edinburgh's most desirable locations. Now in need of modernisation, the property is likely to appeal to professionals, downsizers and those looking to put their own stamp on a home.

-  2 bedrooms
-  2 public rooms
-  1 shower room
-  Front and rear gardens
-  Permit/meter parking
-  EPC rating – D
-  Council tax band - E



## Description

Entered via an entrance vestibule, the hallway offers useful storage and leads to the attractive bay windowed lounge. To the rear, the bright dining room enjoys a triple window, while the kitchen is fitted with a range of wall and base units with tiled splashbacks and has a door leading directly to the garden. The accommodation is completed by a double bedroom, a single bedroom and a shower room fitted with a white suite. The property further benefits from gas central heating and double glazing.



## Extras

Included in the sale will be the cooker, washing machine and garden shed.

## Gardens & Parking

A neatly paved front garden creates a welcoming first impression, while a particular highlight is the generous paved rear garden, providing an excellent space to relax, dine and entertain during the warmer months. Permit/meter parking is available outside and on the surrounding streets.

## Viewing

By appointment through Neilsons (0131 625 2222).







## Location

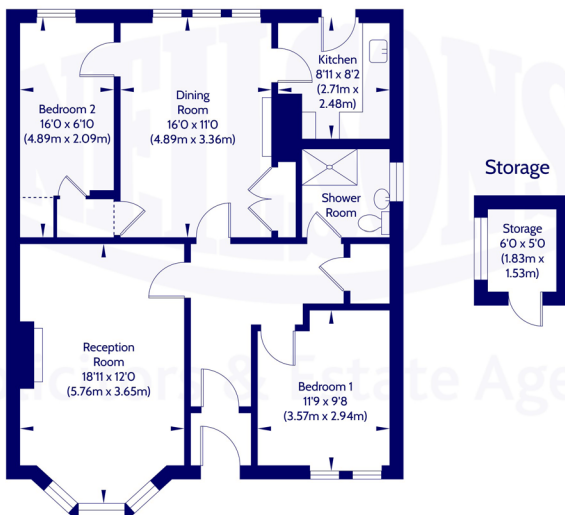
Learmonth Grove is close to many of the capital's finest shops and restaurants as well as its main retail and commercial thoroughfares of George Street and Princes Street. The cosmopolitan district of Stockbridge is only a short walk away offering a superb choice of speciality shops, fashionable bars, 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 Craighleith 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 83 Sq M / 894 Sq Ft.

### Ground 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.



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



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