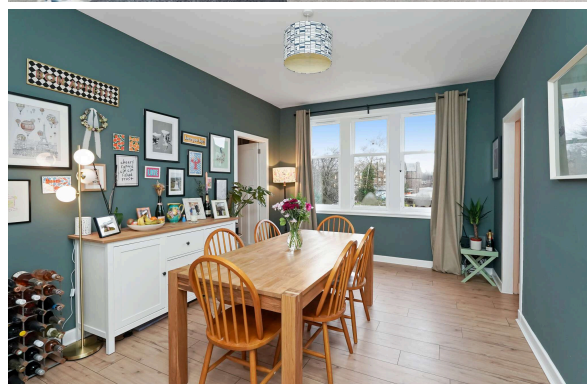




52/2 Learmonth Crescent,
COMELY BANK | EDINBURGH | EH4 1DE

 **warner's**
solicitors & estate agents



52/2 Learmonth Crescent

COMELY BANK | EDINBURGH | EH4 1DE

Simply stunning, spacious two-bedroom apartment situated in the highly desirable Comely Bank district of Edinburgh.

This impressive property has been tastefully decorated to blend modern fittings with period features and is presented to the market in move-in condition. The spacious living room is flooded with natural light through south-facing bay, creating a fantastic space for relaxing with family or entertaining guests. The room also has the potential to be employed as an exceptional principal bedroom, giving the property a good degree of flexibility.

The dining room is similarly spacious and boasts a large integral storage cupboard. The sleek, modern, well-appointed kitchen is conveniently situated just off the dining room. Both bedrooms are well sized, with either room having the potential to be employed as an ideal home office, study, or gym giving the property further flexibility. A modern family bathroom completes the internal accommodation.

- Two-bedroom apartment
- Highly desirable location
- Excellent local amenities
- Easy access to public transport links
- Living room
- Dining room
- Bathroom
- Kitchen
- Communal garden
- Permit parking

Light fittings, TV bracket, Washing machine, Dishwasher, Cooker, Fridge Freezer, Wardrobe in main bedroom, all Blinds and Curtains excluding the main bedroom curtains included in sale.

EPC Rating C. There are no factoring charges associated with this property.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The highly regarded Comely Bank area offers a choice of amenities to be enjoyed by its residents, including a Waitrose supermarket, Mimi's Bakehouse and Pure Gray cafe and gift shop. Just a little further along the road, heading towards the city centre, the area merges with Stockbridge, where you'll find a superb selection of specialist shops, delis, fashionable bars and restaurants. Craigleith Retail Park, hosting a variety of High Street stores and the city centre itself are both within easy reach by car or the regular bus services from the area. There are excellent schools - both public and private sector - from nursery to secondary level. Some of Edinburgh's best loved parklands are in the vicinity, including the green expanse of Inverleith Park, the Royal Botanic Gardens and the Water of Leith with its leafy walk/cycleways. The location is ideal for those connected to the Western General Hospital or Fettes Police Headquarters. The nearby Queensferry Road/A90 gives access to the central motorway networks and the Queensferry Crossing for travelling outwith Edinburgh.

