



84
Learmonth Court
Comely Bank
Edinburgh
EH4 1PD

This bright, stylish fifth floor apartment forms part of an imposing 1930's Art Deco building situated within Edinburgh's highly regarded Comely Bank district. Convenient for Stockbridge, Princes Street, the West End and New Town, there are excellent local amenities within a short walk. The property benefits from an attractive and well-maintained common entrance hall and also offers lift access from the front of the building.

The accommodation comprises:

- Entrance hall with two storage cupboards and original varnished floors
- Spacious living room with mantle and varnished floors
- Kitchen fitted with a range of base and wall mounted units. Integrated oven, hob, dishwasher and fridge
- Three double bedrooms with ample space for freestanding furniture
- Modern bathroom comprising of bath with shower over, vanity sink and toilet

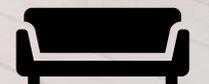
Externally, the development has beautiful communal gardens that are carefully maintained and landscaped with sweeping lawns framed by mature planting. Dotted with benches, the gardens offer a natural retreat from the hustle and bustle of the city.



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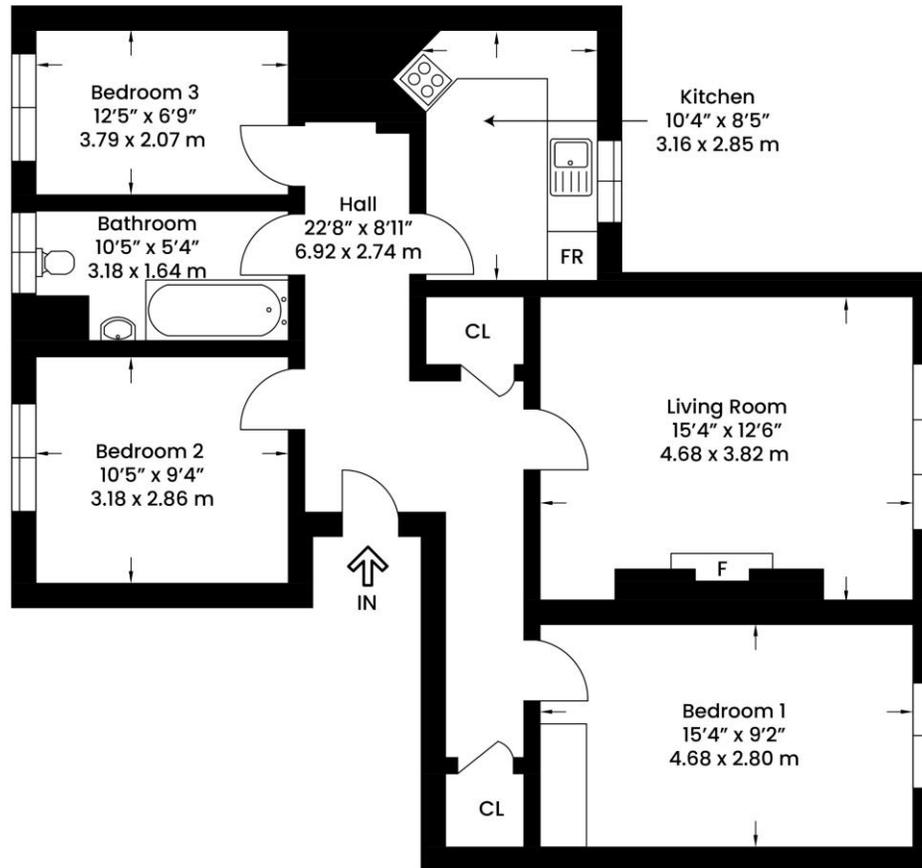
Comely Bank is situated north of the city centre, just over the Dean Bridge and as such is little more than ten minutes on foot from the West End and Princes Street. In the opposite direction lies open parkland including Inverleith Park and the Royal Botanic Gardens. Consequently, it is a much sought after and highly respected residential area with much to recommend it. Not only are the city's amenities easily within walking distance but Comely Bank itself and adjoining Stockbridge offer an eclectic mix of small speciality shops, fashionable restaurants, cafes and bars, all within a few minutes on foot.

There is a large branch of Waitrose literally around the corner and the Craighleith Retail Outlet boasts a number of High Street stores including Marks & Spencer and a Sainsbury's Supermarket. An open-air market in neighbouring Stockbridge is a hive of activity on a Sunday morning. Although very much part of the city, the area has a unique village like atmosphere and is surprisingly green. In addition to the wonderful open spaces of both Inverleith Park and the Botanics, the Water of Leith Walkway meanders all the way from Balerno to Leith and provides a leafy route for walkers and cyclists alike. There are a number of fitness clubs within close proximity including the Glenogle Centre with swimming pool and a wide programme of activities. The Grange Cricket and Squash Club is located at the foot of the Avenue.

EPC Band- F

Council Tax Band-D

Factor- Trinity Factors approx. £140 per month including buildings insurance, caretaker and communal hot water system.



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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
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