



GILSON GRAY

LAW • PROPERTY • FINANCE

55 LEARMONTH COURT
Comely Bank, Edinburgh, EH4 1PD



Commanding panoramic, elevated views from the fourth floor of an impressive Art Deco mansion block in exclusive Comely Bank, this stylish two-bedroom flat enjoys well-proportioned interiors and desirable open-plan living space and further benefits from lovely, shared gardens and private residents' parking.





PROPERTY FEATURES

Spacious fourth-floor flat

Panoramic, elevated views

Secure shared entrance & lift

Entrance hall with storage

Dual aspect living/dining room

Contemporary fitted kitchen

Two airy double bedrooms

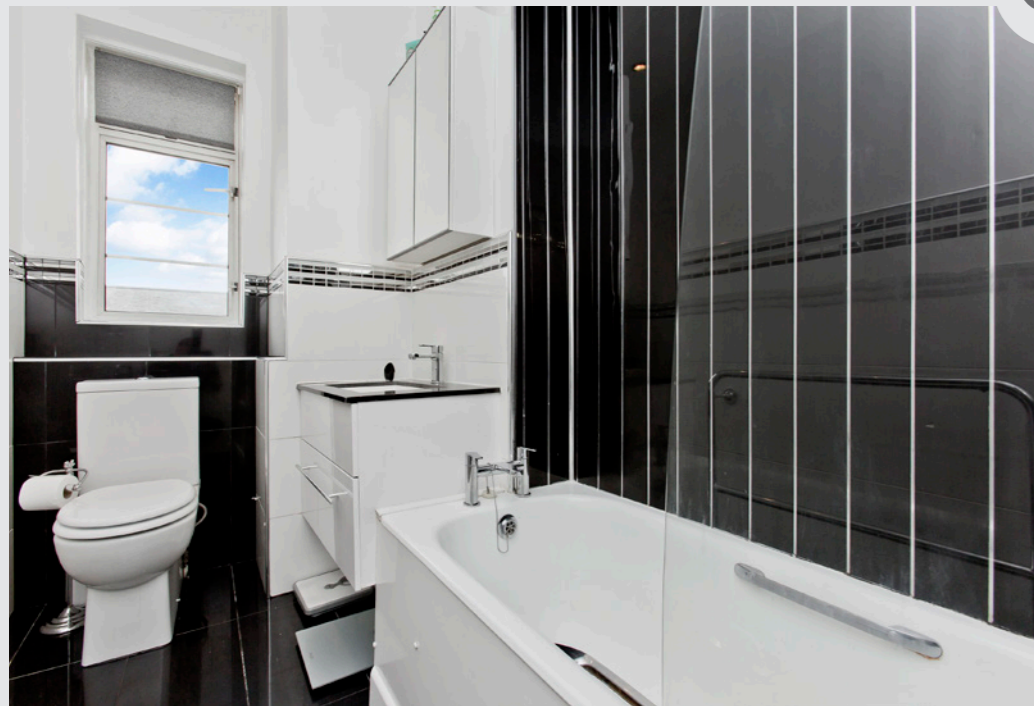
Stylish three-piece bathroom

Lovely communal gardens

Private residents' parking

On-site caretaker





EPC RATING:



COUNCIL TAX BAND:

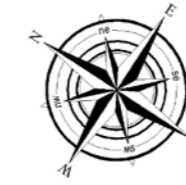


VIEWING

By appointment with Gilson Gray on 0131 516 5366.

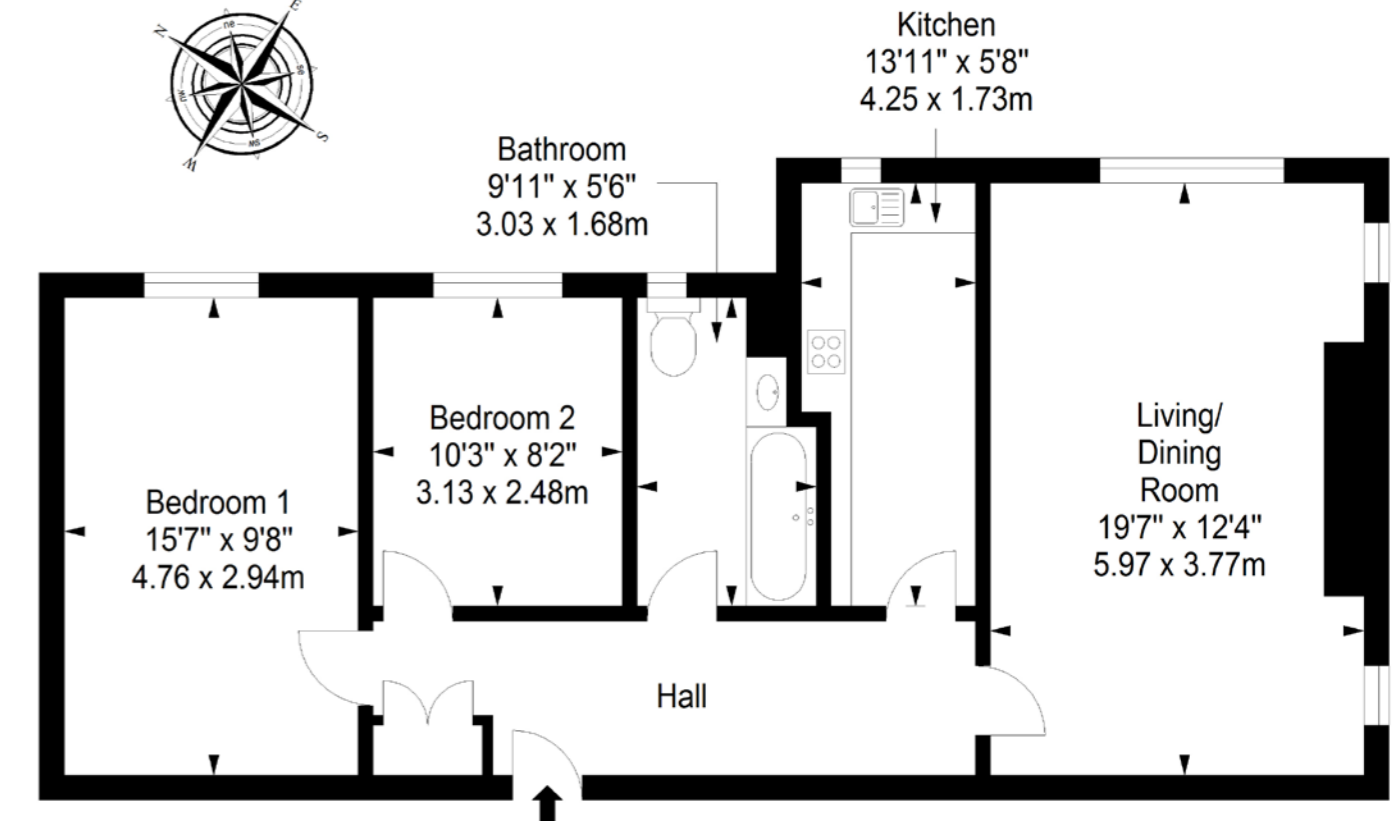
COMELY BANK, EDINBURGH

The much sought-after Comely Bank area of Edinburgh offers an ideal location, next to the vibrant and unique village atmosphere of fashionable Stockbridge, and within walking distance of the city centre with its many attractions. Stockbridge offers a wealth of amenities including boutiques, galleries, independent shops, bookshops, well-renowned cheesemongers, fishmongers and butchers, and a fantastic selection of cafés, restaurants and pubs boasting an abundance of character and individual flair. Nearby Craighleith Retail Park offers more extensive shopping with a wide variety of High Street stores. Enjoying the outdoors couldn't be easier with Inverleith Park and the Royal Botanic gardens close by – an oasis of green making it seem almost impossible to be so close to the city centre. A leisurely stroll or cycle along the beautiful Water of Leith walkway makes the perfect escape from the day's hustle and bustle. For the active type, Glenogle swim centre offers beautifully restored Victorian swimming baths, a state-of-the-art gym and fitness classes. The Grange Club on the edge of Inverleith Park boasts tennis, hockey, squash and cricket. The area enjoys some of Edinburgh's finest independent state and private schools, within walking distance. Comely Bank is well-served by regular bus services to the city centre and beyond.



Fourth Floor

Approx. 69.1 sq. metres (743.8 sq. feet)



Total area: approx. 69.1 sq. metres (743.8 sq. feet)



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EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366

GLASGOW

160 West George Street
G2 2HQ
0141 530 2021

EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481

DUNDEE

11 South Tay Street
DD1 1NU
01382 549 321

ST ANDREWS

01334 845 934



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