



GILSON GRAY

LAW • PROPERTY • FINANCE

9 (1F1) LEARMONTH AVENUE

Comely Bank, Edinburgh, EH4 1DG



TRADITIONAL FIRST-FLOOR FLAT IN COMELY BANK

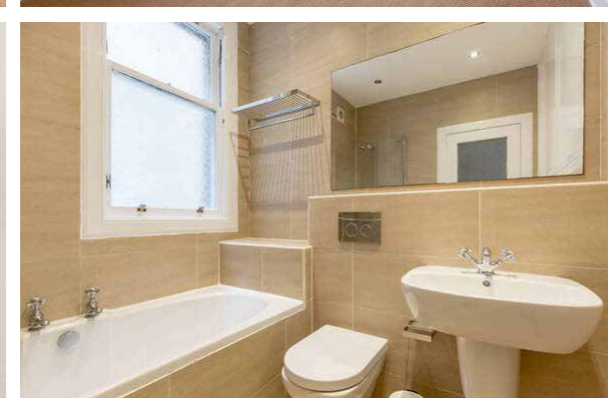
Set on the first-floor of a traditional building in the city's Comely Bank area, this well-proportioned flat offers spacious and flexible accommodation including three bedrooms, one living/dining area, and a modern kitchen and bathroom. The flat also benefits from access to a shared garden and is sure to appeal to city professionals, couples, families, and rental investors, with a fantastic location close to a wealth of amenities and under two miles from the heart of the capital.

A secure shared stairwell leads to the flat's front door on the first floor, where a hall (with storage) welcomes you inside. To the left of the hall lies a spacious reception area with enough room for both lounge and dining furniture, benefiting from direct access to the kitchen. The kitchen is fitted with contemporary grey wall and base cabinets framed by spacious worktops and splashback tiling.

The flat accommodates three bedrooms, the largest of which offering excellent flexibility to be used as a second reception area, if desired. It has a southerly-facing bay window, a fireplace surround, neutral décor, and a fitted carpet. The other two bedrooms are also neutrally decorated and carpeted for comfort, and both are accompanied by built-in storage. Finally, the bathroom comprises a bath with an overhead shower and a glazed screen, a wall-mounted basin, and a WC.

Externally, the flat benefits from access to a shared garden, whilst controlled on-street parking on Learmonth Avenue falls under Zone N3.

Extras: Kitchen appliances comprising an integrated oven, hob, and extractor hood will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.



FEATURES

- Traditional first-floor flat in Comely Bank
- Secure entry system
- Entrance hall with storage
- Lounge/dining room
- Contemporary kitchen
- Three bedrooms
- Modern bathroom
- Well maintained communal garden
- Controlled on-street parking (Zone N3)

EPC RATING:

C

COUNCIL TAX BAND:

E

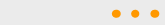
VIEWINGS

By appointment with Gilson Gray on 0131 516 5366

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EH39 4AG
01620 893 481



DUNDEE

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DD1 1NU
01382 201 000



BORDERS

01890 880 008

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.

