

COULTERS®



33/2 LEARMONT AVENUE

STOCKBRIDGE, EDINBURGH, EH4 1DA

3 BED

1 BATH

1 PUBLIC



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TAKE A LOOK INSIDE

33/2 Learmonth Avenue is an immaculately presented, bright and truly engaging home, forming part of a stone built tenement building, situated in the desirable area of Comely Bank. The home has been lovingly and thoughtfully upgraded by the current owner with close attention to detail, encompassing period features with “Scandi style” design. The flat is filled with light, whilst the attractive original floors have been sanded and lightly varnished to bounce yet more light through the home to create fantastic living spaces.

KEY FEATURES

- Stylish, immaculately presented first floor flat.
- Versatile accommodation as a two or three bedroom flat.
- Well maintained extensive shared rear garden.
- Resident's permit holder parking.
- Located in the popular area of Comely Bank.
- An array of independent retailers and cafes nearby.



The spacious dining room allows for flexible accommodation as the flat can be used as either a two or three bedroom home depending on requirements. The windows to the front of the property have been replaced with double glazed units to increase energy efficiency. Entered by way of a smart communal hall, the property is on the first floor. The attractive hall leads to a superb west facing, bay windowed sitting room, with lovely views to Learmonth Avenue. Benefiting from beautiful cornice, picture rails, shelving and lovely high ceilings, this is a very engaging room. The bright dining room is situated to the rear of the property with three large windows overlooking the large communal gardens, featuring a beautiful mantelpiece, making a lovely focal point in the room. Located off the dining room is a well-equipped kitchen fitted with ample worktops, wall and base mounted cabinetry, along with integrated appliances which comprise; gas hob, electric oven, fridge, freezer, dishwasher and washer drier.



CONTINUED...

The tranquil principle bedroom has soft fitted carpet and large mirrored wardrobes, whilst the pretty second bedroom is situated to the rear, also overlooking the shared garden.

The stunning, recently refurbished bathroom boasts gorgeous wall and floor porcelain tiles, Hansgrohe taps, a rainfall shower (with shower screen) over the bath, WC and floating washstand with composite basin. The electric heated towel rail is separately controlled and there is a Humidistat extractor fan to minimise condensation.

The flat has 4 storage cupboards, including a concealed store (accessed from bedroom 2) which is fitted with shelving and hanging rails. Heating and hot water is provided by a Worcester gas comb boiler.

There is a delightful, extensive, central shared garden to the rear of the property, mainly laid to lawn, surrounded by bushes, trees and shrubs. Resident's permit holder parking is available on the street outside.

EXTRAS

The wardrobes in the principle bedroom, light fittings, carpets, integrated kitchen appliances and shed are included in the sale price. Please note that the wall mounted TV will be removed. Some additional items are available by separate negotiation.





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THE LOCAL AREA

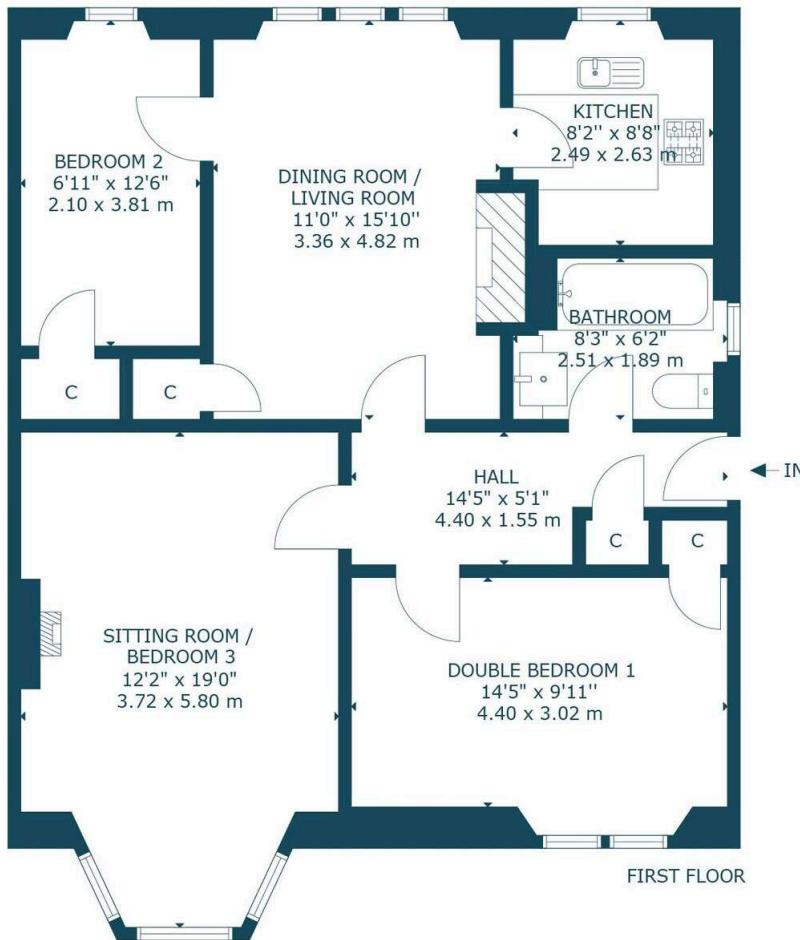
A pleasant stroll from the city centre, Comely Bank is conveniently nestled between vibrant Stockbridge and the residential area of Craigmyle. There is a fantastic choice of local amenities on its doorstep including, boutiques, galleries, independent shops, butchers, fishmongers and well renowned cheesemongers. The stunning Royal Botanic Garden and Inverleith Park are a pleasant walk away as is the picturesque Water of Leith.

Everyday shopping needs are well-catered for by a large Waitrose in Comely Bank a short walk away and numerous shops in neighbouring Stockbridge, along with Craigmyle Retail Park which offers more extensive shopping with a wide variety of retail stores including a large Sainsbury's supermarket and Marks and Spencer.

Whilst highly accessible by foot, the area is well-served by regular bus services to the City Centre, Waverley & Haymarket Train Stations, Edinburgh Bus Station, and the tram link to Edinburgh International Airport.

PLEASE NOTE...

The image to the left illustrates how the sitting room could be used as a third bedroom.



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 936 SQ FT / 87 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.