

COULTERS[®]

WELCOME TO:

LEARMONTH TERRACE

22 (2F) Learmonth Terrace, West End, Edinburgh, EH4 1PG



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LEARMONTH TERRACE AT A GLANCE:



Prestigious
West End location



B Listed
former manse



Spectacular
panoramic views



Accessed via a lift
and shared stairwell



The Water of Leith
close by



City Centre in
walking distance

EXTRAS:

All fixtures and fittings, including; curtains, light fittings, carpets and fitted floor coverings. Please note that other items may be available through separate negotiation.



A LITTLE BIT ABOUT THE PROPERTY:

An exceptional five-bedroom apartment with beautiful classic proportions located on a highly desirable West End lateral terrace close to the Dean Bridge. All on one level, the property occupies the second floor of an elegant Victorian townhouse and boasts outstanding period detailing. With the convenience of lift access and an elevated position that offers breathtaking views, this is an incredibly rare and unique opportunity not to be missed.

- A drawing room flooded with natural light and featuring a focal fireplace with living flame gas fire.
- Kitchen with views over the north of Edinburgh from twin sash and case windows. Offering excellent storage, cream wall and floor cabinets sit alongside a 6-ring AGA, a Belfast sink, worktops and blue splashback.
- Breakfast room with parquet effect flooring, picturesque views to the north over the Edinburgh skyline and plentiful natural light.
- Spectacular dining or reception hall with an original Victorian frieze comprising of ornate plasterwork and topped by a breathtaking glass roof fishscale cupola.
- Principal double bedroom with wall-to-wall bespoke wardrobes and vanity and a large feature mantelpiece. The adjacent dressing room or fifth bedroom is a versatile space with parquet effect flooring.
- A second expansive double bedroom.
- Two further comfortable double bedrooms.
- Three bathrooms all with bath and one with a wet-room style shower.
- Superb storage throughout.
- Gas central heating.
- Recently refurbished and upgraded Victorian lift.
- On-street permit parking.





LOCATION, LOCATION, LOCATION:

Situated on the edge of the West End and bordering Stockbridge, Learmonth Terrace is a prestigious and central Edinburgh address. This highly sought after neighbourhood combines historic architectural splendour with vibrant modern living just minutes from Princes Street and George Street. The surrounding area offers an exceptional array of stylish bars, restaurants, bustling cafès, and traditional pubs. Stockbridge in particular is renowned for its superb selection of independent and boutique shops and has a popular Sunday market selling artisanal goods.

Fantastic recreational opportunities await at the nearby Edinburgh Sports Club, Dean Tennis and Squash Club, and the private members-only refurbished Victorian swimming pool at Drumsheugh

Baths Club. The stunning Royal Botanic Garden and Inverleith Park are a pleasant walk away as is the picturesque Water of Leith. Supermarkets within a short drive include a large Waitrose at Comely Bank and Sainsbury's and Marks and Spencer at Craighleith Retail Park.

Well-regarded schooling includes Flora Stevenson Primary School and Broughton High School with some of Edinburgh's finest private schools within easy reach including St George's School, The Stewart's Erskine Melville Schools, and Edinburgh Academy.

Haymarket Railway Station is minutes away and Edinburgh International Airport and The Queensferry Crossing is easily accessible along with the Scottish motorway network.



FLOOR PLAN:



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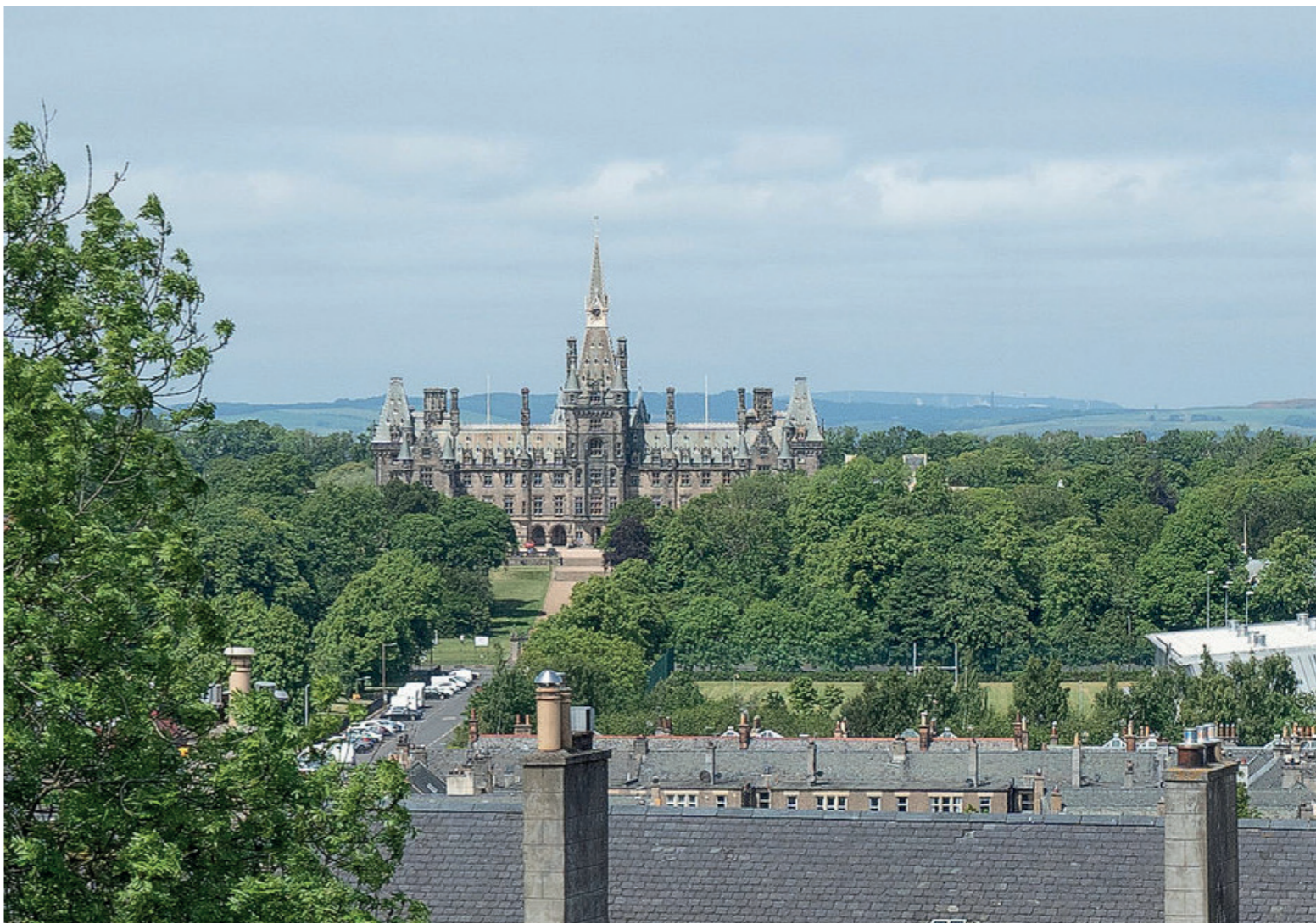
Approx. Gross Internal Area

2,838 Sq Ft - 264 Sq M

For identification only. Not to scale.

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WE'D LOVE TO
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