



# 60 LEARMONT COURT

COMELY BANK, EDINBURGH, EH4 1PD



1 PUBLIC



2 BED



1 BATH

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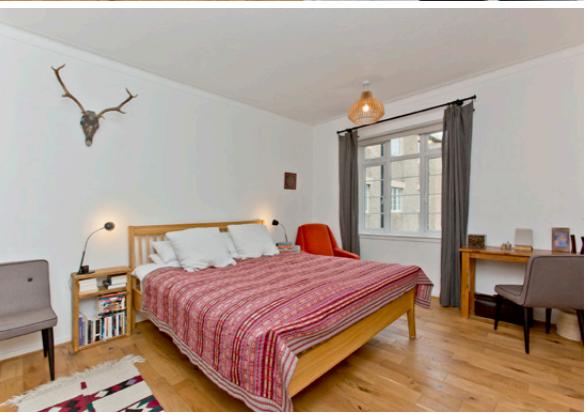


# 60 LEARMONTH COURT

Quietly located in desirable Comely Bank, this spacious two-bedroom flat lies on the fourth floor of an Art Deco development, with manicured communal gardens and private parking. The bright and airy interiors are presented with stylish minimalist décor and include an entrance hall with good storage, a generous, dual-aspect reception room, a breakfasting kitchen, and a shower room. Within walking distance of this fantastic property are the city centre, Inverleith Park, and Stockbridge's charming shops, pubs, and eateries.

## Features

- Sought-after central location
- Art Deco development with a leafy setting
- Tasteful contemporary interiors
- Fourth-floor flat
- Secure entry system
- Airy entrance hall with storage
- Spacious, dual-aspect living/dining room
- Stylish breakfasting kitchen
- Two double bedrooms (one with fitted wardrobes)
- Bright shower room with good storage
- Well-maintained communal gardens
- Residents' parking
- EH & DG



EPC Rating - E

Home Report Value - £300,000

For up to date price & viewing information contact VMH Property or visit us online.



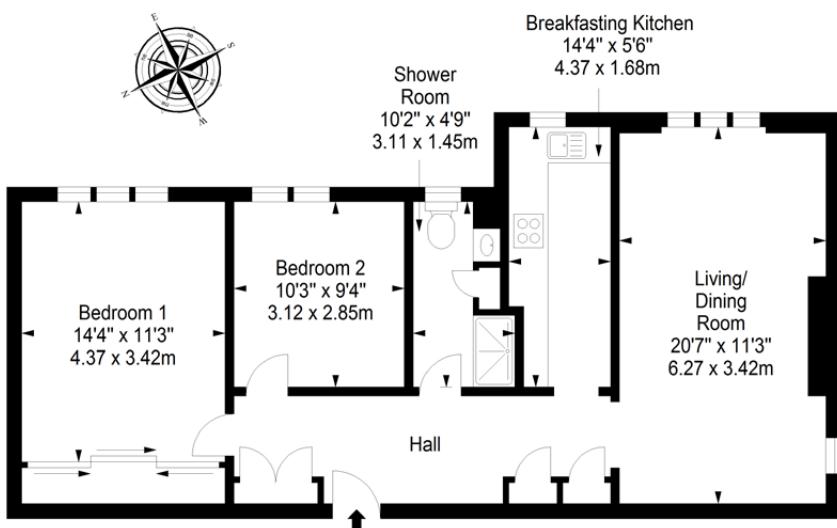
**Extras:** All fitted floor coverings; curtains and blinds; integrated appliances (oven, hob, microwave, dishwasher, fridge and freezer); the washing machine & dryer; and light fittings (shades in drawing room & bedrooms will be removed) will be included within the sale.



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Fourth Floor

Approx. 74.5 sq. metres (801.9 sq. feet)



Total area: approx. 74.5 sq. metres (801.9 sq. feet)

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CHARTERED FIRM

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