



44/3 LEARMONTH AVENUE

COMELY BANK, EDINBURGH, EH4 1HT



1 PUBLIC



3 BED



2 BATH



VMH SOLICITORS

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44/3

LEARMONTH AVENUE

Presented with immaculate, modern interiors, this first-floor flat forms part of an established development in Comely Bank and offers three bedrooms, a south-facing living room, a dining kitchen, and two bathrooms, plus a large, well-maintained shared garden and an allocated parking space. The flat and its location, close to excellent amenities and under two miles from the heart of the capital, are sure to appeal to a wide demographic.

Features

- First-floor flat in Comely Bank
- Excellent location less than 2 miles from the heart of the capital
- Immaculate, modern interiors
- Secure shared entrance and stairwell
- Hall with built-in storage
- Generous, south-facing living room
- Dual-aspect dining kitchen
- Three double bedrooms
- One en-suite shower room
- Separate bathroom with shower-over-bath
- Large, well-maintained shared garden
- Allocated parking space
- Gas central heating and double glazing



“...Dual-aspect dining kitchen, three double bedrooms, a separate bathroom with shower-over-bath and a large, well-maintained shared garden...”



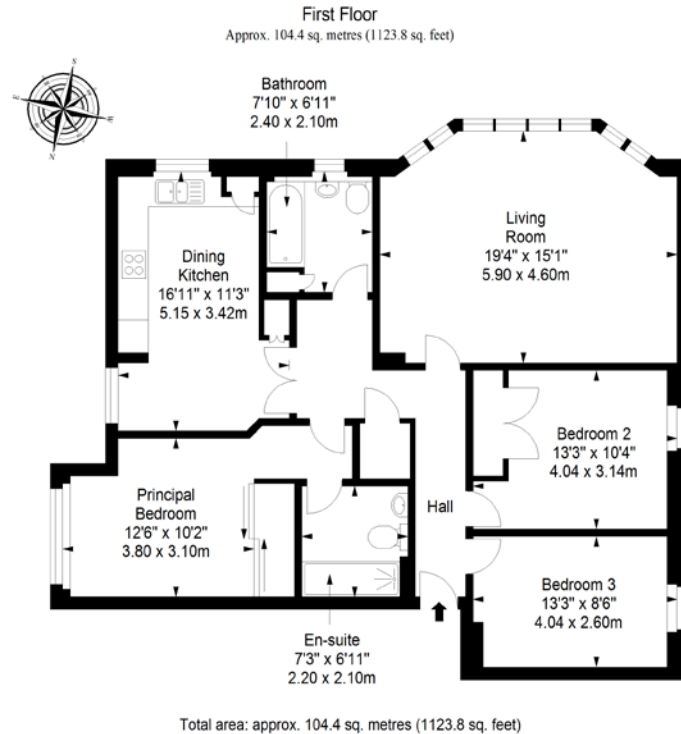
EPC Rating - B

Home Report Value - £380,000

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



Extras: all fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.



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CHARTERED FIRM

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.