



GILSON GRAY

LAW • PROPERTY • FINANCE

42 (PF) LEARMONTH GROVE

Stockbridge, Edinburgh, EH4 1BN



Boasting beautifully presented, modern interiors and lovely period features, this well-proportioned flat is set on the ground floor of a traditional tenement building in highly desirable Stockbridge and enjoys a bay-fronted reception room, an attractive kitchen, a double bedroom, and a contemporary shower room. Externally, the flat benefits from its own low-maintenance private front garden, access to a shared rear garden, and residents' on-street permit parking. Nearby amenities include Waitrose, Inverleith Park, Grange Hockey Club, a wide range of bars such as the Raeburn, restaurants such as the Scran and Scallie, whilst access to private schools is convenient and there are swift links to the city centre. Extras: Integrated kitchen appliances comprising an oven, hob, extractor hood, and fridge, will be included in the sale, alongside a freestanding freezer (housed in bedroom cupboard), a washing machine, dishwasher, and window shutters. Please note, no warranties or guarantees shall be provided for the appliances.



FEATURES

- Ground-floor flat in Stockbridge
- Part of a traditional tenement building
- Attractive, modern interiors and period features
- Secure shared entrance
- Hall with built-in storage
- Living/dining room with bay window
- Contemporary kitchen
- Double bedroom with built-in wardrobes
- Pristine shower room
- Private front garden
- Shared rear garden
- Residents' on-street permit parking (Zone N3)







"THIS ONE-BEDROOM
GROUND-FLOOR FLAT
ENJOYS BEAUTIFULLY
PRESENTED, MODERN
INTERIORS ENHANCED BY
LOVELY PERIOD FEATURES."





EPC RATING:

D

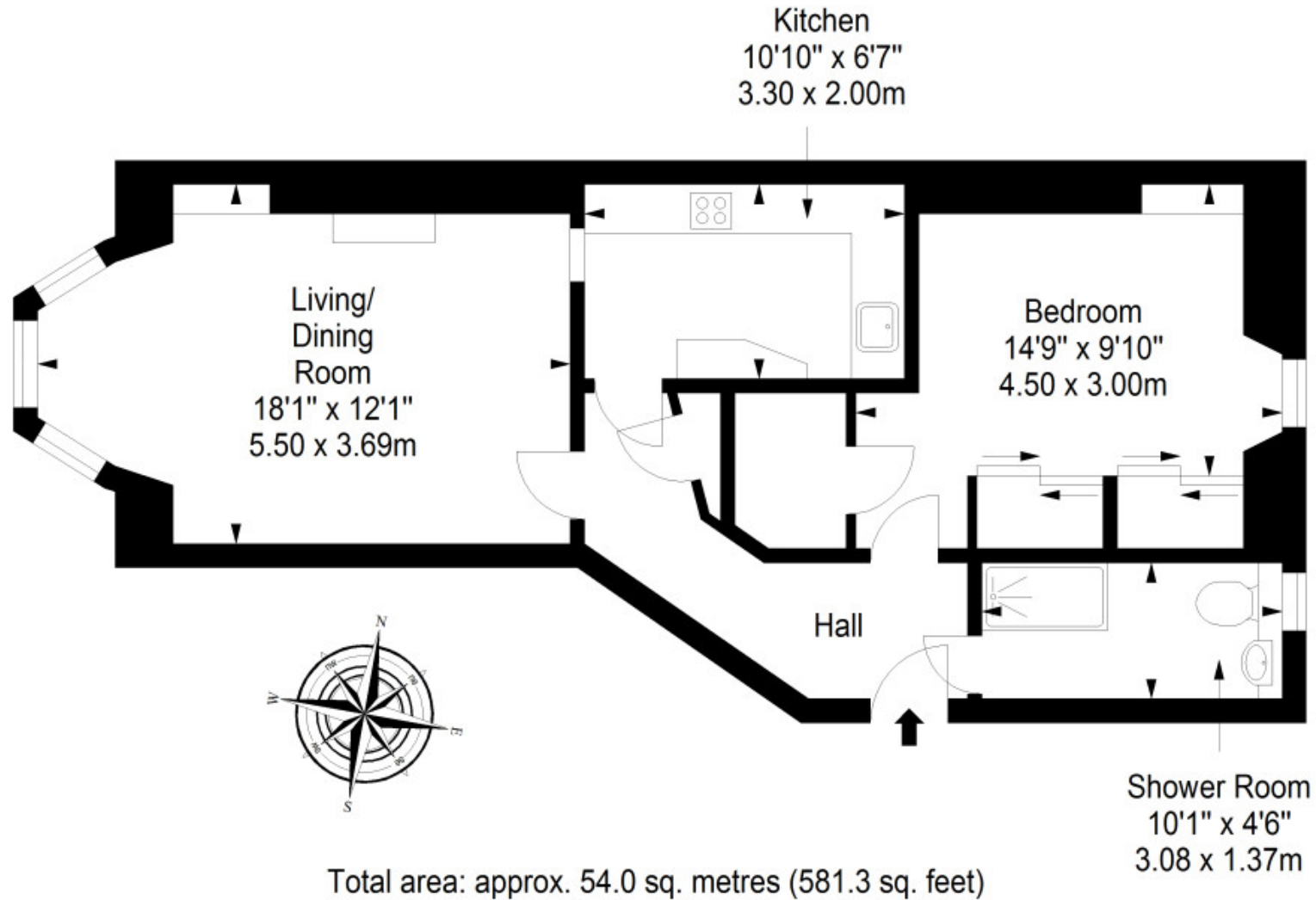
COUNCIL TAX BAND:

C

VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

Ground Floor

Approx. 54.0 sq. metres (581.3 sq. feet)





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