



GILSON GRAY

LAW • PROPERTY • FINANCE

53 LEARMONTH GROVE

Comely Bank, Edinburgh, EH4 1BX



This main-door ground-floor flat forms part of a development in Comely Bank and offers a large open-plan living room and dining room, a kitchen, two bedrooms, and two bathrooms, all enhanced by well-presented, modern interiors. Externally, the flat is accompanied by a private, low-maintenance garden and access to a large communal garden. It benefits from an enviable location close to excellent amenities including shops, schools, transport links, and scenic open spaces.

Extras: Integrated kitchen appliances comprising an oven, hob, extractor hood, fridge/freezer, and dishwasher, as well as a freestanding washing machine and dryer will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

FEATURES

- Main-door ground-floor flat in Comely Bank
- Tasteful, modern interiors
- Entrance vestibule and hall with storage
- Open-plan living room and dining room
- Stylish, contemporary kitchen
- Principal bedroom with en-suite shower room
- One further bedroom
- Attractive bathroom with shower-over-bath
- Low-maintenance private garden
- Large communal garden
- Controlled on-street parking (Zone N3)







"THIS TWO-BEDROOM, TWO-BATHROOM GROUND-FLOOR FLAT IN DESIRABLE COMELY BANK IS SURE TO APPEAL TO A WIDE DEMOGRAPHIC."





EPC RATING:



COUNCIL TAX BAND:

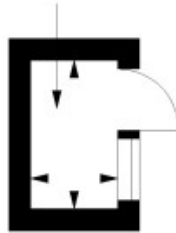


VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

Shed

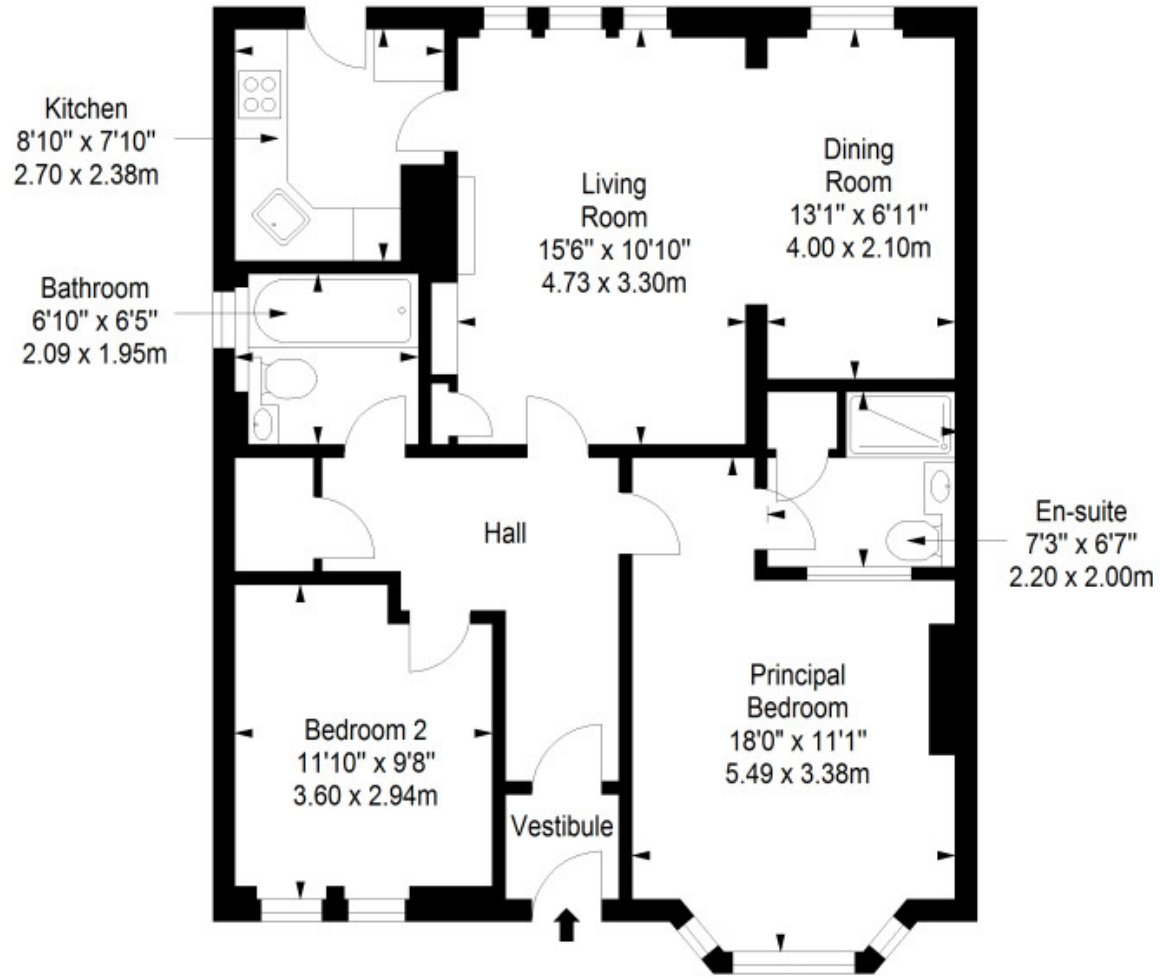
Approx. 1.7 sq. metres (18.3 sq. feet)

Shed
5'5" x 3'3"
1.66 x 1.00m



Ground Floor

Approx. 83.3 sq. metres (896.7 sq. feet)



Total area: approx. 85.0 sq. metres (915.0 sq. feet)



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