



34/7 Learmonth Grove

COMELY BANK | EDINBURGH | EH4 1BW



MURRAY
BEITH
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34/7 Learmonth Grove is a well-presented flat forming part of a traditional tenement building in the popular and attractive residential district of Comely Bank. The spacious top-floor flat benefits from traditional features such as fireplaces and cornicing, and is conveniently located for a host of local amenities.

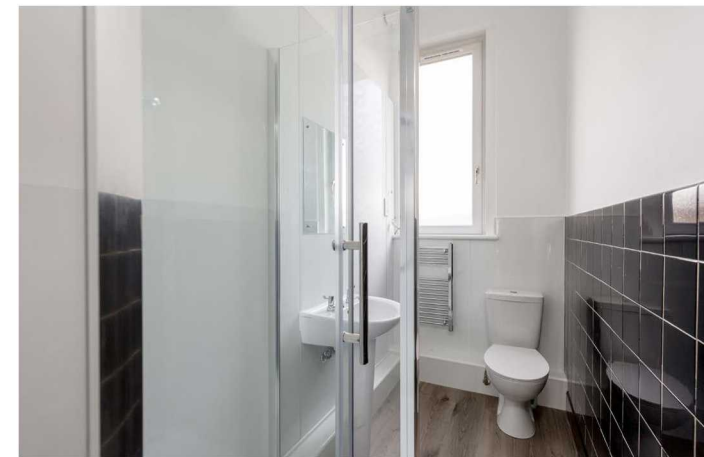
Entrance hall with storage cupboards; bright sitting room with bay window, shelved press and wonderful roof-top views to Corstorphine Hill; kitchen fitted with a range of floor standing and wall mounted units; double bedroom 1; double bedroom 2; shower room with white three-piece suite comprising WC, wash hand basin and shower.

Well-kept communal rear garden.

Permit and meter parking on the surrounding streets.

Standard fixtures and fittings are included in the sale, and whilst believed to be in reasonable working order, are strictly "sold as seen". White goods include the washing machine, fridge freezer, oven, hob and dishwasher and all are included in the price.

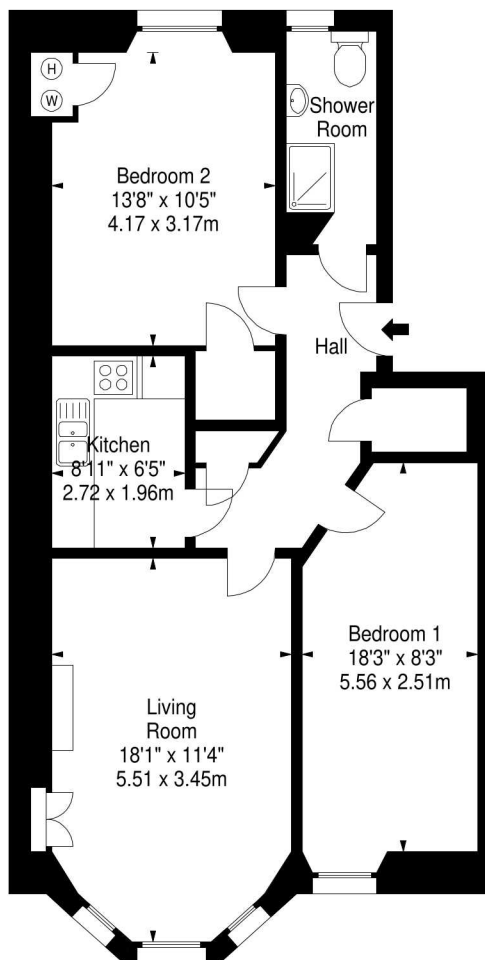




Learmonth Grove,
Edinburgh,
Midlothian, EH4 1BW



Approx. Gross Internal Area
726 Sq Ft - 67.45 Sq M
For identification only. Not to scale.
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Ground Floor



Location

Situated in the popular residential location of Comely Bank, which together with nearby Stockbridge features an excellent array of boutique shops, cafes and restaurants as well as a Waitrose supermarket. Inverleith Park is close by and leisurely strolls along the Water of Leith walkway and the world-renowned Royal Botanical Gardens make the perfect escape from the hustle and bustle of city life. There are numerous sports clubs within the immediate area offering everything from Westwoods Health Club, rugby at The Accies, and The Grange Club featuring cricket, hockey, squash and tennis sections, with planning approved for two padel courts and an indoor tennis court and a lively social scene. The extensive network of cycle paths across Edinburgh are accessible and bus stops on Comely Bank Road and Queensferry Road provide quick and easy access to the city centre and other parts of Edinburgh. Local schooling in both the private and public sectors is well-represented from nursery to secondary level. The property is also well positioned for road access to the City Bypass, Edinburgh Airport and the Queensferry Crossing, making the road network of central Scotland easily accessible.



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1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2023 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.