

COULTERS ©

3B LEARMONTH GARDENS

COMELY BANK, EDINBURGH, EH4 1HD

3 BED

1 BATH

1 PUBLIC



TAKE A LOOK INSIDE

Situated in the extremely popular area of Comely Bank, well known for its elegant Victorian tenement homes, this hidden gem of a flat is located opposite the beautiful Learmonth Gardens. This gorgeous, bright three double bedroom, private garden flat offers wonderfully characterful and convenient accommodation within minutes' walk of one of the most vibrant parts of Edinburgh.



Accessed via steps leading down to the front patio, the private front door opens onto a handy vestibule and inviting hall. French Windows in the charming, bright living room offer direct access to the beautiful private garden and a lovely fireplace creates an attractive focal point in the room.



KEY FEATURES



Stunning 3 bedroom garden flat.



Three beautiful bedrooms.



Stunning private rear garden and front patio.



On street permit holder parking.



Located in the sought after area of Comely Bank.



Independent retailers and cafes nearby.



All bedrooms are double in size with the main providing large built-in wardrobes and additional direct access to the private garden. A galley style kitchen is conveniently situated adjacent to the sitting room (with existing building warrants in place to create a kitchen /diner / living space - plans to be sent on request) and there is a good-sized bathroom with bath (and shower over), WC and wash hand basin. Externally, a much sought-after feature of this fantastic property is the picturesque, enclosed private rear garden, planted with an engaging mix of established plants and lawn with an outdoor area for relaxing and dining. To the front, there are two practical, large private cellars. The current owners also have a key to the beautiful, huge communal Learmonth Gardens.





THE LOCAL AREA

Tranquil Comely Bank is conveniently nestled beside vibrant Stockbridge. There is a fantastic choice of local amenities on the doorstep including, cafes, restaurants and independent shops. Inverleith Park, the picturesque Water of Leith and the world-class Royal Botanic Garden are all just a pleasant walk away.

Everyday shopping needs are well-catered for by a large Waitrose within Comely Bank along with Craighleith Retail Park which offers more extensive shopping with a wide variety of retail stores including a large Sainsbury's supermarket and Marks & Spencer.

Whilst accessible by foot, the area is well-served by regular bus services to the City Centre, Waverley Train Station, Edinburgh Bus Station, and the tram link to Edinburgh International Airport.

EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.

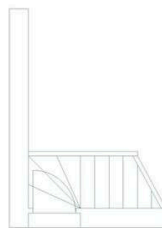




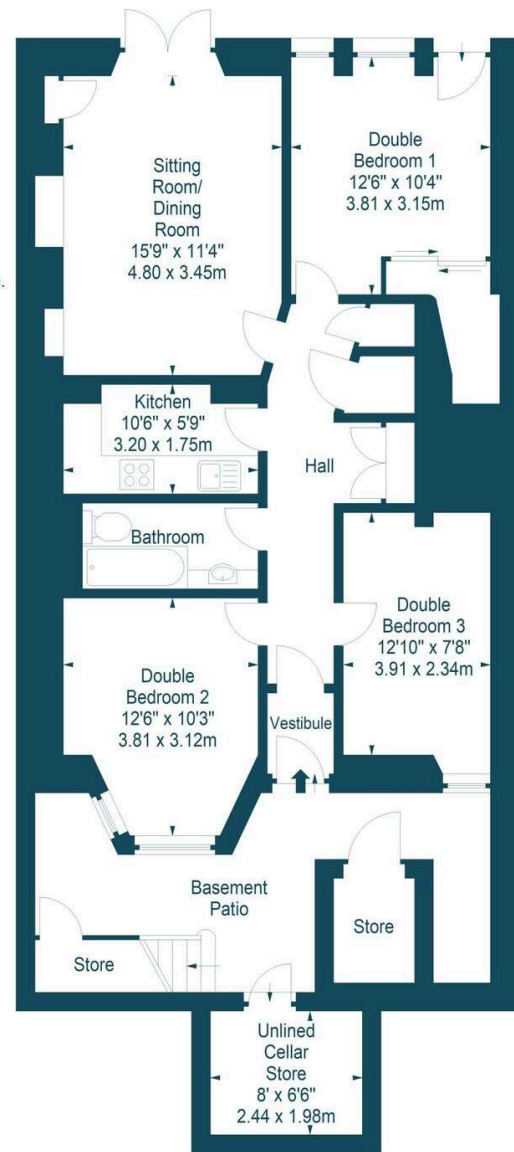
**Learmonth Gardens,
Edinburgh, EH4 1HD**



Approx. Gross Internal Area
869 Sq Ft - 80.73 Sq M
Unlined Cellar Store & Stores
Approx. Gross Internal Area
96 Sq Ft - 8.92 Sq M
For identification only. Not to scale.
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Street Level



GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.