










Offers Over
£315,000

26/5 Learmonth Grove

Comely Bank | Edinburgh | EH4 1BW

Forming part of a traditional stone built tenement, is this one bedroom second floor flat, situated in the sought after area of Comely Bank. Having been upgraded by the present owners, and close to excellent local amenities and transport links, this well presented property is sure to be well received by the market and viewing is highly recommended.

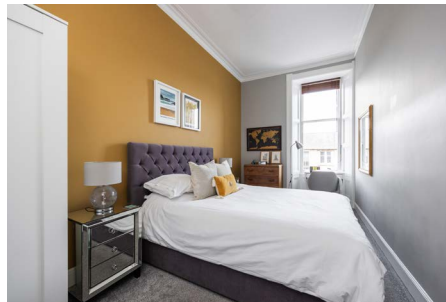
-  1 bedroom
-  1 public room
-  1 bathroom
-  Communal garden
-  Permit Parking
-  EPC Rating – C
-  Council Tax Band – D



Description

In move in condition, the accommodation briefly comprises welcoming hallway with two storage cupboards and pulley, a bright and spacious lounge with a bay window and features including a ceiling rose, Edinburgh press and decorative fireplace, a modern dining kitchen with a range of wall and base units with co-ordinated worktops and a useful pantry cupboard, a double bedroom, a boxroom off the hall which is currently use for storage but could be altered to create a home office, and a stylish bathroom with an overhead rainfall shower.

The property further benefits from gas central heating (the boiler was upgraded in 2020 and there is a Hive system) and underfloor heating in the bathroom.



Extras

All fitted fixtures and fitting are included in the sale along with the gas hob and electric oven, fridge freezer and dishwasher. Please note that the curtains in the lounge and chandeliers in the lounge and bedroom will be removed.

Gardens and Parking

The property benefits from access to a well maintained communal rear garden and on street permit/meter parking is available in the street and surrounding area.

Viewing

Please contact Neilsons on 0131 625 2222



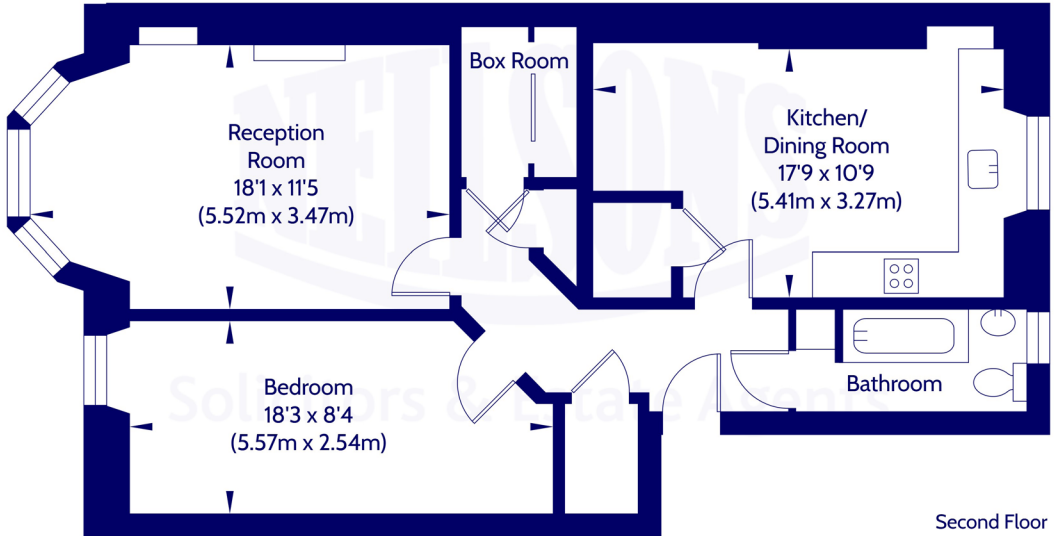


Location

Comely Bank is close to many of the capital's finest shops and restaurants as well as its main retail and commercial thoroughfares of George Street and Princes Street. The cosmopolitan district of Stockbridge is only a short walk away offering a superb choice of speciality shops, fashionable bars, quaint coffee shops, delis and boutiques. Locally there is a Waitrose supermarket on Comely Bank Road itself and a Sainsbury's supermarket and range of retail stores at Craighleith Shopping Park near Blackhall. There is easy access to the Water of Leith Walkway and cycle path, whilst the open spaces of the Royal Botanic Gardens and Inverleith Park are also within walking distance. The Drumsheugh Baths Club is situated nearby in Belford Road whilst the Edinburgh Sports Club, Dean Tennis Club and the Scottish National Gallery of Modern Art are located in the Dean Village. Haymarket rail station is close by and regular public transport provides swift access in and around the city.



Approx. Gross Internal Floor Area 69.22 Sq M / 745 Sq Ft.



Second Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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