










Fixed Price

£650,000

15/3 South Learmonth Gardens

Comely Bank | Edinburgh | EH4 1EZ

This exceptionally impressive top floor flat forms part of a handsome period terrace, enjoying breathtaking views and a superb location in the capitals desirable Comely Bank area. Recently renovated, the property is in pristine move-in condition throughout and offers spacious and flexible living, moments from fashionable Stockbridge and within easy walking distance of Haymarket/the city centre.

-  3 bedrooms
-  1 public room
-  3 bathrooms
-  On-street permit parking
-  Shared garden
-  EPC rating – B
-  Council tax band- F



Description

Accessed via a smart well-kept entrance the interior briefly comprises: extensive hallway with good built-in storage and a versatile box room/study off, generously proportioned reception/dining kitchen which benefits from a dual facing aspect affording the room a light and airy feel and providing spectacular open views, the kitchen area has been fitted with a range of sleek contemporary units with Corian worktops, breakfast bar and a variety of high spec integrated appliances, utility room, spacious principal bedroom with walk-in wardrobe and en-suite shower room, second double bedroom also with en-suite, a third good sized double bedroom, modern family bathroom with tiling to floor and splash areas, three piece white suite and over-bath shower.



Extras

Integrated appliances, light fittings, blinds and floor coverings will be included.

Gardens, Parking and Factor

All residents of the terrace have access to the beautifully maintained Learmonth private garden located to the front of the property. This is subject to the payment of a modest annual fee of £160. Ample permit parking is available on South Learmonth Gardens and on the neighbouring streets. Please note a factoring agreement is in place with Redpath Bruce, this covers building insurance, stairs and windows cleaning and other maintenance services. The current charge is £182 per month.

Viewing

By appointment through Neilsons (0131 625 2222).





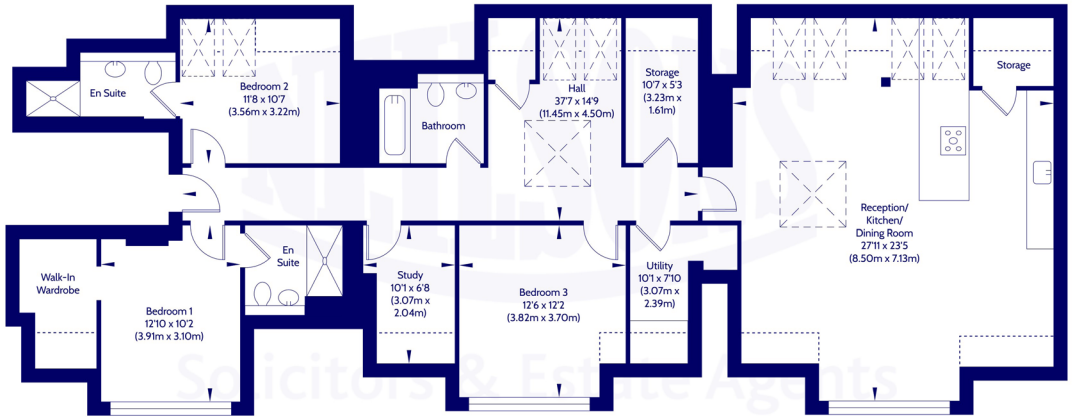
Location

Comely bank is a desirable residential locale lying less than a mile from Edinburgh City Centre and the variety of world class facilities therein. 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 Craigeith 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 137.58 Sq M / 1481 Sq Ft.



Third 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.



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