

35 Learmonth Court

Comely Bank, Edinburgh, EH4 1PB



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An exclusive

two-bedroom second-floor apartment

Forming part of a sought-after development, this exclusive two-bedroom two-bathroom second-floor apartment is an exceptional city residence that has a highly desirable location in Comely Bank. The southwest-facing home features bright and airy accommodation and attractive interior design, complete with quality fixtures and fittings. It also has shared use of the development's landscaped gardens and residents' parking. Adding to its appeal, the home has a leafy setting that is peaceful, whilst still being within easy reach of the bustling heart of the city centre and the wealth of amenities therein.

General Features

- A stylish and spacious second-floor apartment
- Part of a sought-after development
- Highly desirable location in Comely Bank
- Spacious rooms with beautiful interior design

Accommodation Features

- Secure shared entrance and a lift service
- Broad hall with generous built-in storage
- Spacious, dual-aspect living/dining room
- Monochrome-inspired kitchen
- Two large and airy double bedrooms
- Contemporary 2pc en-suite shower room
- Contemporary 3pc family shower room
- Electric heating and double glazing

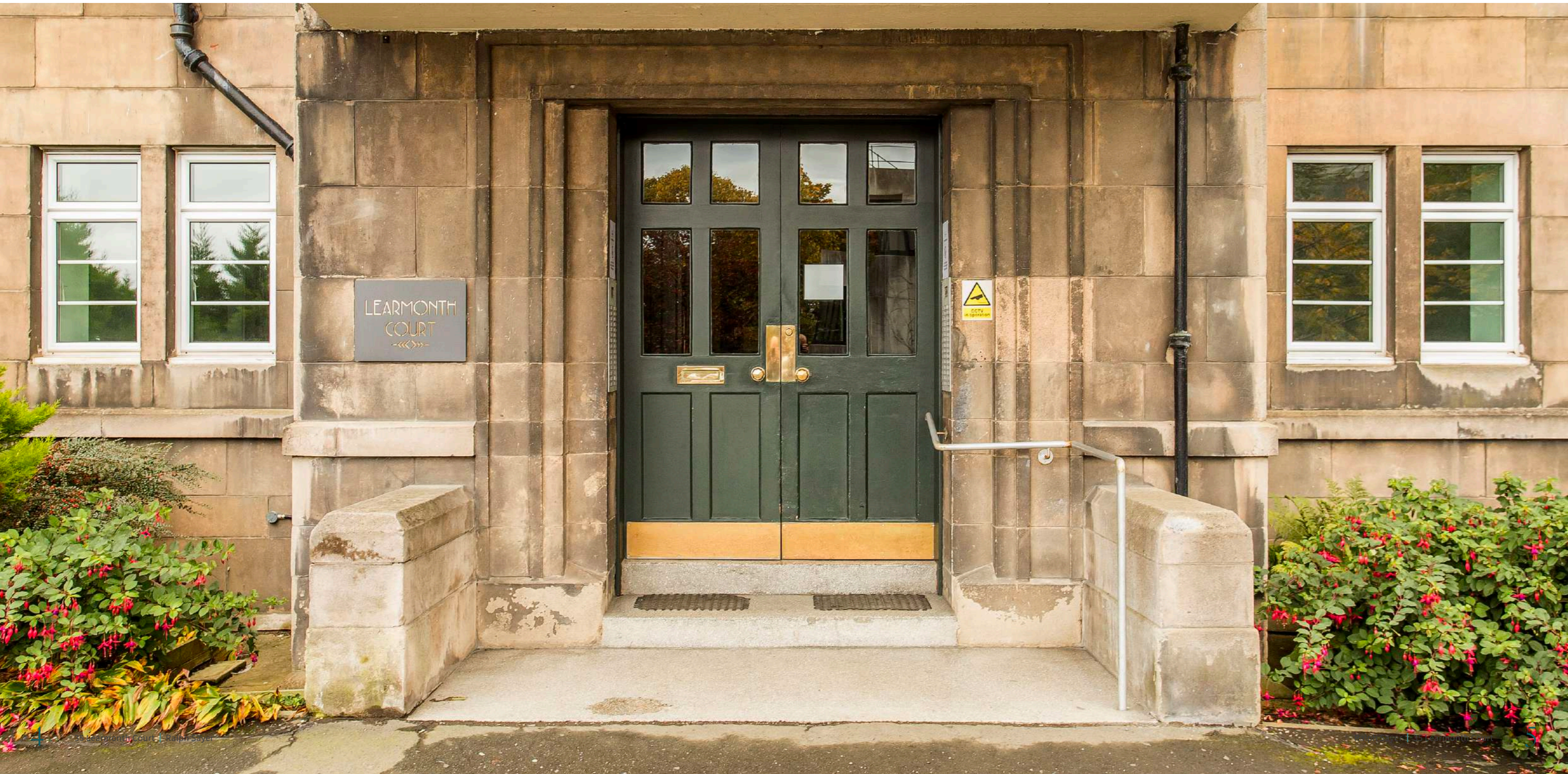
Exterior Features

- Beautifully maintained communal gardens
- Ample residents' parking





The apartment is reached via a well-kept communal hallway and a convenient lift service.





A wonderful first impression

The front door opens with a wonderful first impression into a broad hall with generous built-in storage. Finished with neutral décor and a high-traffic wood-toned floor (found predominantly throughout), it sets the scene for the following accommodation.

Spacious, elegant and bathed in light

Spanning the entire depth of the property, the living/dining room has a spacious footprint that is bathed in daily light from dual-aspect windows to the southwest and southeast. It is inviting and homely, being enhanced by elegant interior design which couples soothing neutral hues with a subtle accent wall and the warm glow of the easy-to-maintain flooring. The space is finished by a handsome feature fireplace that provides a delightful focal point for arranging comfortable sofas.







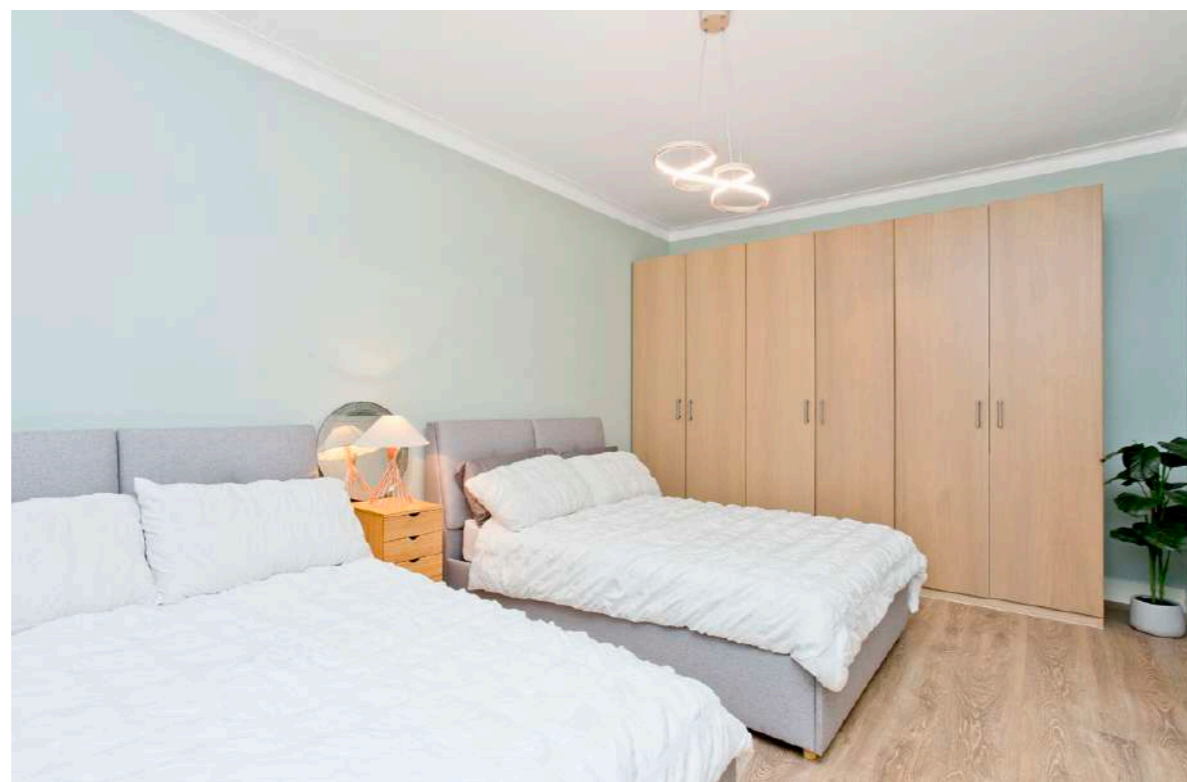
A modern

Openly accessed from the hall, the kitchen has modern handle-less cabinets in white paired with granite-style worktops for an effective monochrome-inspired aesthetic. Slimline splashback tiles add to the look, along with black and white ceramic floor tiles. The white goods are all included too (integrated oven, ceramic hob, and extractor hood, and freestanding fridge/freezer, dishwasher, and washing machine).

monochrome-inspired kitchen



Two bright
southwest-facing double bedrooms



The principal bedroom

with en-suite shower room

Set side by side, the two double bedrooms both enjoy a bright southwest-facing aspect, as well as attractive styling. The principal bedroom also boasts the luxury of a two-piece en-suite shower room, with a toilet and shower cubicle (fitted with a rainfall shower). On the other hand, the second bedroom has an expansive footprint to accommodate two double beds and/or a wealth of bedside furnishings.



Stylish bathrooms

The three-piece family shower room and two-piece en-suite both have matching designs, utilising white metro-style tiles, waterproof laminate flooring, and contemporary fixtures and fittings. It creates a stylish and immaculate aesthetic that is very pleasing to the eye.





Beautiful communal gardens

A natural retreat from the bustle of the city



Externally, the development has beautiful communal gardens that are carefully maintained and landscaped with sweeping lawns framed by mature planting. Dotted with benches, the gardens offer a natural retreat from the hustle and bustle of the city. In addition, the development has ample residents' parking as well.



Approximate total area:

76.8 sq. metres (826.7 sq. feet)

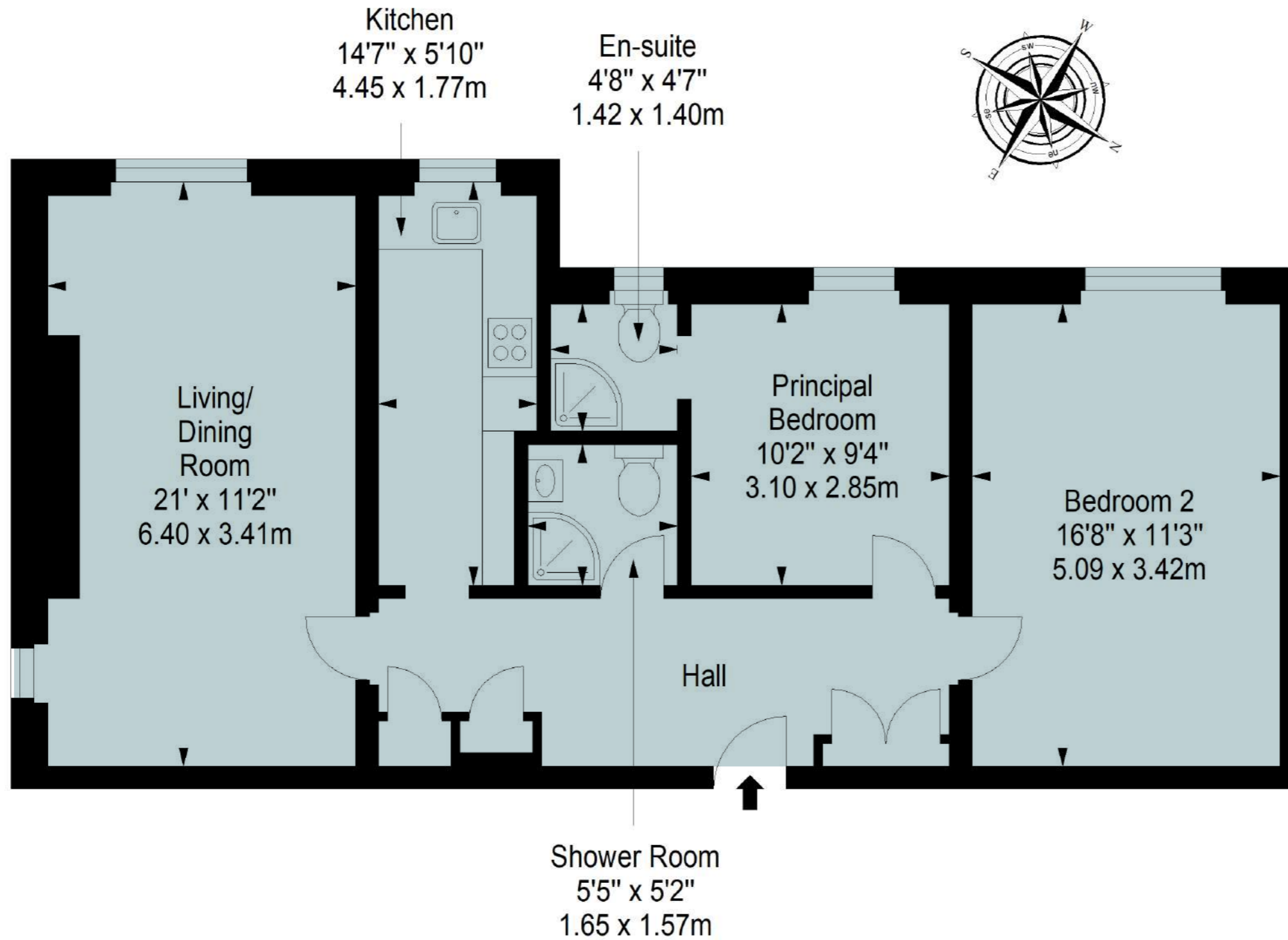
The floorplan is for illustrative purposes.
All sizes are approximate.

● Second Floor

EPC Rating - E

Council Tax Band - D

Home Report Value - £310,000



Extras: all fitted floor and window coverings, light fittings, an integrated oven, ceramic hob, and extractor hood, a fridge/freezer, a dishwasher, and a washing machine to be included in the sale. Some additional items of furniture can be made available by separate negotiation.

Factor: the development is factored by Trinity Factors for an approximate monthly fee of £160, covering the upkeep and maintenance of communal areas, including the stairwell and hall, garden maintenance, lift maintenance, and block buildings insurance. There is also a caretaker who lives on site, with an office downstairs by the foyer. This great service is included in the factoring.



Comely Bank

A Highly sought-after setting within easy reach of some of Edinburgh's most fashionable places



The much sought-after Comely Bank area of Edinburgh offers an ideal location, next to the vibrant and unique village atmosphere of fashionable Stockbridge, and within walking distance of the city centre with its many attractions. Stockbridge offers a wealth of amenities including boutiques, galleries, independent shops, bookshops, well-renowned cheesemongers, fishmongers and butchers, and a fantastic selection of cafés, restaurants and pubs boasting an abundance of character and individual flair. Nearby Craighleith Retail Park offers more extensive shopping with a wide variety of High Street stores. Enjoying the outdoors couldn't be easier with Inverleith Park and the Royal Botanic

gardens close by – an oasis of green making it seem almost impossible to be so close to the city centre. A leisurely stroll or cycle along the beautiful Water of Leith walkway makes the perfect escape from the day's hustle and bustle. For the active type, Glenogle swim centre offers beautifully restored Victorian swimming baths, a state-of-the-art gym and fitness classes. The Grange Club on the edge of Inverleith Park boasts tennis, hockey, squash and cricket. The area enjoys some of Edinburgh's finest independent state and private schools, within walking distance. Comely Bank is well-served by regular bus services to the city centre and beyond.

Let us help you find your next
dream property!



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Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.