

COULTERS[©]

21/2 LEARMONTH GARDENS

COMELY BANK, EDINBURGH, EH4 1HA

 3 BED  1 BATH  2 PUBLIC




TAKE A LOOK INSIDE

With wonderful open views towards Fettes College, this incredibly spacious three bedroom flat has a desirable location on a quiet street just a short stroll from all the many amenities of Comely Bank and Stockbridge. Situated on the first floor of a 1930's tenement, this well-presented home offers bright and well-proportioned rooms and retained period features.

Upon entering the property, there is a large and welcoming central hallway with fantastic storage. With a pleasant outlook over Learmonth Gardens, the beautiful bay windowed sitting room has a gas fire with attractive tiled surround and is bright and warm thanks to its south facing aspect. To the rear of the property, there is a fitted kitchen, well-equipped with ample cabinet and worktop space as well as integrated oven, microwave, washing machine, dishwasher and fridge/freezer. The adjoining dining room is an excellent size and offers plenty additional space for home working. There are three large double bedrooms, one with built-in wardrobes, and a family bathroom decorated with neutral tones and featuring both a bath and overhead shower.

KEY FEATURES

-  First floor flat with lovely views
-  Three double bedrooms
-  Shared gardens to the rear
-  Permit parking available
-  Excellent schools nearby
-  Independent shops, cafes and restaurants a short stroll



The property is fitted with double glazing and the heating and hot water are provided by a gas central heating system.

There is a delightful, extensive, central shared garden to the rear of the property, mainly laid to lawn, surrounded by bushes, trees and shrubs. Within the communal garden is a shed that is shared with Flat 21/3. Residents can also apply for access to Learmonth Gardens for an annual fee of approximately £60. Permit and metered parking is available on the street. Public EV charge points are located nearby on Comely Bank Avenue.





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 Craigmile Retail Park which offers more extensive shopping with a wide variety of retail stores including a large Sainsbury's supermarket and Marks & Spencer.

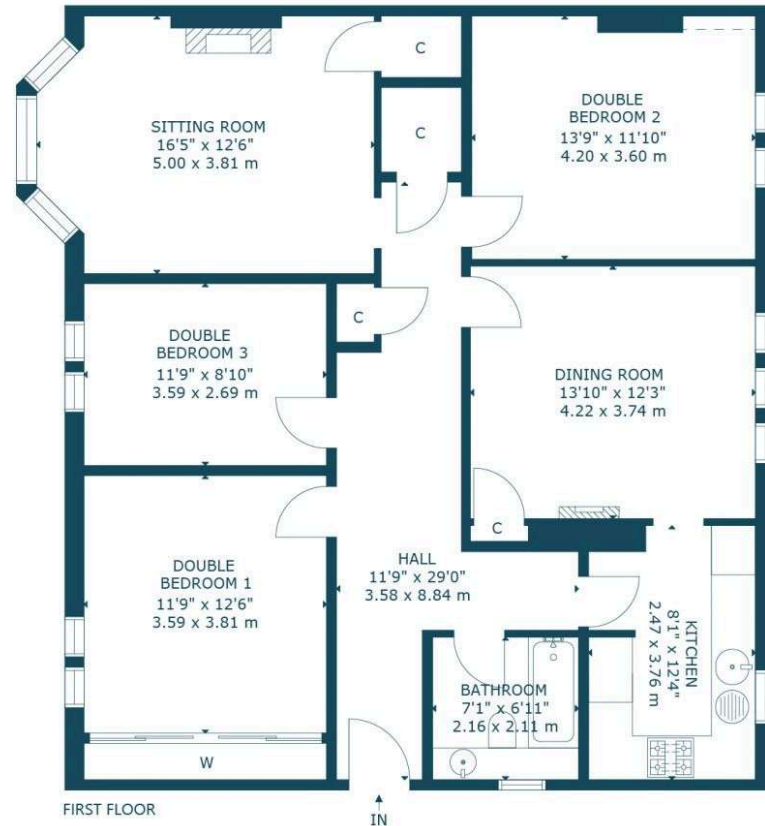
The property lies within the catchment area for Flora Stevenson Primary School and Broughton High School but with private schooling options including The Edinburgh Academy and Fettes College, Erskine Stewarts Melville Schools in close proximity. Whilst accessible by foot, the area is well-served by regular bus services to the City Centre, Waverley Train Station, Edinburgh Bus Station, and the tram link to Edinburgh International Airport.

EXTRAS

All light fittings, fitted flooring and white goods are included in the sale price. The blinds and curtains may be available subject to separate negotiation.







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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1,225 SQ FT / 114 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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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.