



26 1F2 Learmonth Grove

COMELY BANK | EDINBURGH | EH4 1BW



MURRAY
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26 1F2 Learmonth Grove is a well-presented flat forming part of a traditional tenement building in the popular and attractive residential district of Comely Bank. The spacious first-floor flat benefits from traditional features such as fireplaces and cornicing, and is conveniently located for a wide range of local amenities.

Welcoming hall with storage cupboards; spacious living room with bay window, shelved press and mantel piece providing a great focal point to the room; generous dining kitchen with a range of wall mounted and floor standing units, traditional clothes pulley, walk-in cupboard and ample space for a table and chairs; double bedroom with generous walk-in storage cupboard; modern shower room with a white three-piece suite comprising WC, pedestal wash hand basin and shower cubicle; box room / home office.

Communal rear garden.

Permit (N3) and meter parking on the surrounding streets.

Gas Central Heating.

Standard fixtures and fittings are included in the sale, and whilst believed to be in reasonable working order, are strictly "sold as seen". The gas hob, oven, washing machine, fridge freezer and clothes pulley are all included in the price.

The Scottish Conveyancers Forum guidance indicates that it is not appropriate for solicitors to be involved in checking compliance with the rules surrounding interlinked smoke alarms and heat detectors.

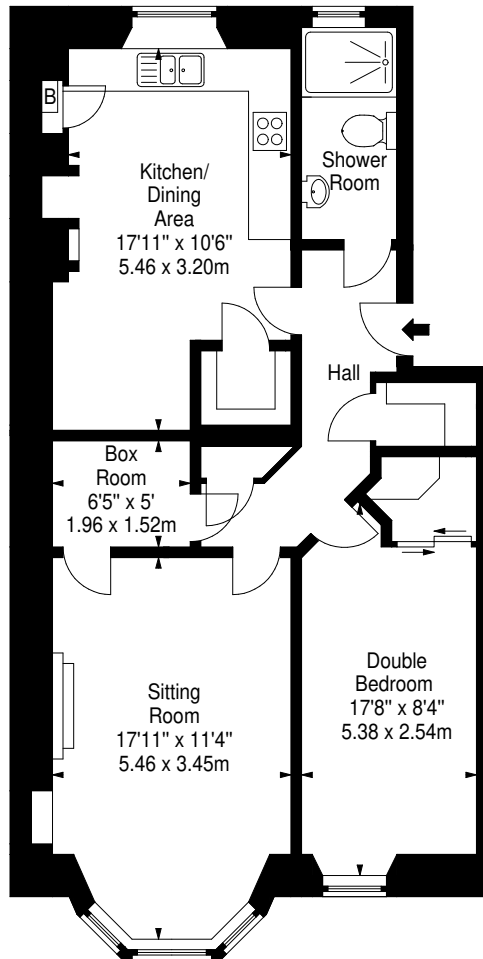




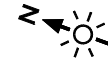
Learmonth Grove, EH4 1BW



Approx. Gross Internal Area
739 Sq Ft - 68.65 Sq M
For identification only. Not to scale.
© SquareFoot 2024



First Floor



Location

Comely Bank and Stockbridge feature an excellent array of boutique shops, cafes and restaurants, as well as a Waitrose supermarket and M&S Foodhall. The Stockbridge Market on a Sunday is also well worth a visit and Craigmyle Retail Park provides a selection of larger retail outlets. Inverleith Park and Dean Gardens are close by, with leisurely strolls along the Water of Leith walkway and the world-renowned Royal Botanical Gardens making for the perfect escape from the hustle and bustle of city life. There are numerous sports clubs within the immediate area offering everything from Westwoods Health Club, Dean Tennis & Squash Club, rugby at The Accies, and The Grange Club featuring cricket, hockey, squash and tennis sections, also with two padel courts and an indoor tennis court recently completed. The extensive network of cycle paths across Edinburgh are easily accessible and bus stops on Comely Bank Road and Queensferry Road provide quick and easy access to the city centre and other parts of Edinburgh. Local schooling in both the private and public sectors is well-represented from nursery to secondary level. The property is also well positioned for road access to the City Bypass, Edinburgh Airport and the Queensferry Crossing, making the road network of central Scotland easily accessible.



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The following note is of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2024 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.