

COULTERS[©]

50 LEARMONTH CRESCENT

COMELY BANK, EDINBURGH, EH4 1DE

 3 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Tastefully embracing period features with modern décor, tucked away at the end of a cul-de-sac, is the extremely engaging, beautifully presented 50 Learmonth Crescent. This gorgeous maindoor flat has been lovingly upgraded by the current owner to create a fantastic, spacious and well-proportioned three bedroom home with private gardens to the front and rear.

The hall has attractive parquet flooring, which continues through to the delightful south facing bay windowed sitting room which is flooded with natural light. A striking fireplace makes a lovely focal point in the room.

KEY FEATURES



Beautifully presented, spacious maindoor flat.



Three bright double bedrooms.



Private front and rear gardens.



Residents' on street permit holder parking & metered parking.



Located in the popular residential area of Comely Bank.



An array of amenities, independent retailers and cafes nearby.



EPC Rating - D



Council Tax Band - E





To the rear is the kitchen, fitted with wall and base mounted cabinetry, with integrated appliances which comprise; gas hob, electric oven, washing machine, dishwasher and a freestanding fridge/freezer. There is direct access to both the rear private garden and the shared garden from here.

The principal bedroom has a triple windows with a lovely east facing outlook to the enclosed side garden. There are two further attractive double bedrooms, both of which are south facing. A good sized walk in cupboard in the hall and a further cupboard in the kitchen provide practical storage space. The charming bathroom has a bath (with a mains powered rainfall shower over), WC and wash hand basin and completes the internal accommodation.





MORE INFORMATION

Heating and hot water is provided by gas central heating and there are double glazed windows.

Externally, there is a sizeable, enclosed, wrap around garden to the front and side of the property. Mainly laid to lawn, the area is framed by privet hedging and planted with established trees and shrubs, along with a patio area and veg patch.

To the rear is a private patio which enjoys the afternoon sun in good weather, which leads down to a garden area, and in turn the shared garden area beyond.

Residents' permit holder parking is available on the street outside.

EXTRAS

The blinds, light fittings, fitted floor coverings and white goods are included in the sale price.









THE LOCAL AREA

A pleasant stroll from the city centre, Comely Bank is conveniently nestled between vibrant Stockbridge and the residential area of Craigleith.

There is a fantastic choice of local amenities on its doorstep including, boutiques, galleries, independent shops, butchers, fishmongers and well renowned cheese mongers. The stunning Royal Botanic Garden and Inverleith Park are a pleasant walk away as is the picturesque Water of Leith.

Everyday shopping needs are well-catered for by a large Waitrose, just a stone's throw away. Numerous shops in neighbouring Stockbridge, along with Craigleith Retail Park offer more extensive shopping with a wide variety of retailers including a large Sainsbury's supermarket and Marks and Spencer.

The property lies within the catchment area for Flora Stevenson Primary School. St. Mary's RC Primary School, Broughton High School and St. Thomas of Aquin's RC High School, but also has private schooling options including The Edinburgh Academy, Fettes College and Erskine Stewarts Melville Schools in close proximity.

Whilst highly accessible by foot, the area is well-served by regular bus services to the City Centre, Waverley & Haymarket Train Stations, Edinburgh Bus Station, and the tram link to Edinburgh International Airport.

HOME REPORT VALUATION: £470,000

Learmonth Crescent, EH4 1DE



Approx. Gross Internal Area
966 Sq Ft - 89.74 Sq M
For identification only. Not to scale.
© SquareFoot 2026



GET IN TOUCH

 www.coultersproperty.co.uk

 0131 603 7333

 enquiries@coultersproperty.co.uk

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.