



9/4, Learmonth Avenue, Comely Bank, Edinburgh, EH4 1DG

Spacious & Tastefully Presented, Flexible Three-Bedroom, Second (top) Floor Flat

Up to date price and viewing info at [mov8realestate.com/property](https://www.mov8realestate.com/property)



Property Description

Light, tastefully presented and spacious, flexible three-bedroom flat, set on the second (top) floor of a traditional style stone-built tenement. With a corner-aspect position, the property is situated in the desirable Comely Bank area, just north of Edinburgh city centre. Comprises: an entrance hallway, flexible living room, dining room, kitchen, two double bedrooms, and a bathroom.

The property can also easily be configured with a three-bedroom, one-reception layout, utilising the existing living room as a generous third bedroom. Highlights include generous room sizes, a modern fitted kitchen and bathroom, period-style feature fireplaces, and varnished hardwood flooring for the public rooms.

In addition, there is gas central heating, modern double glazing, a front-facing bay window, an exceptionally large shared green, and zoned on-street parking. All white goods, carpets, and curtains are included in the sale.

The entrance hall gives access throughout and features a built-in store cupboard and ample space for outerwear and for freestanding furniture. Set to the front, the spacious lounge includes a bay window, a gas fireplace with a tasteful surround, cornice-work and a wall-mount TV point.

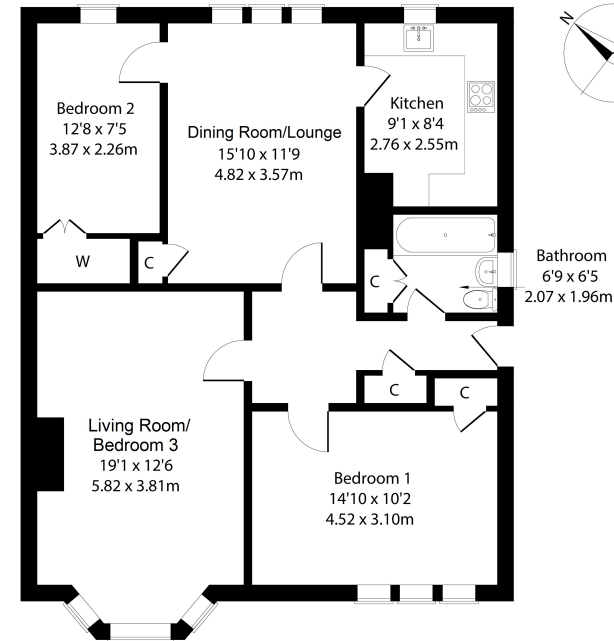
Rear-facing, the dining room also features a gas fireplace, a built-in store, and offers flexible use as the primary lounge/reception room in a three-bedroom layout. Accessed off the dining room, the kitchen includes stone-effect worktops, sink with drainer, a tiled surround, and an integrated oven and induction hob.

A bright and spacious double bedroom is set towards the front, offering carpeted flooring, a press cupboard, and plenty of space for freestanding furniture. Bedroom two is accessed from the dining room/lounge and quietly overlooks the shared green with carpeted flooring and a built-in wardrobe.

Completing the accommodation, the bright bathroom is fitted with a modern three-piece suite, tiled flooring and splash walls, a mains shower over the bath, and a built-in storage cupboard.

A 360 Virtual Tour is available online.

mov⁸ REAL ESTATE
Estate Agents and Solicitors
9/4 Learmonth Avenue, Edinburgh, EH4 1DG
Approximate Gross Internal Area: (958 sq ft - 89 sq m.)



Legal Disclaimer: Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description





Comely Bank is a highly sought-after residential area, lying adjacent to vibrant Stockbridge, and roughly a mile from the retail and commercial amenities of Princes Street and George Street. Nearby is an array of speciality shops, fashionable bars, restaurants, cafés, and delicatessens, with more extensive shopping available at one of only two Waitrose supermarkets in Edinburgh, and a

Sainsbury's at Craighleith Retail Park. Recreational amenities nearby include the Royal Botanic Gardens, Inverleith Park, and the Glenogle Swim Centre. Regular bus services run from Comely Bank Road to the city centre and other areas, with an excellent choice of schooling available from nursery to secondary level.





Our Services

-  Free pre-sale property valuations
-  Great value fixed estate agency fees
-  Extensive buyer matching database
-  Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors

