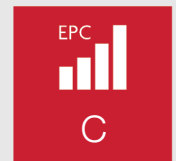
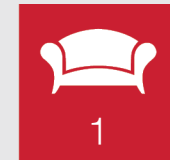




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44/1, Learmonth
Avenue,

Comely Bank
Edinburgh,
EH4 1HT





Summary

Set on the ground floor of an established modern development in sought-after Comely Bank, this spacious flat, just under two miles from the city centre, is sure to appeal to a wide demographic of buyers. The home comprises a living room with a sizeable window for ample natural light, a breakfasting kitchen with fitted units, three double bedrooms, with the principal benefiting from a built-in wardrobe and an en-suite shower room. Completing the accommodation is a family bathroom. Externally, the development offers buyers well-kept communal gardens and private allocated parking. Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included. Factor: The factor is managed by Trinity Factors at an approximate quarterly cost of £197.33.

Features

- Ground-floor flat in Comely Bank
- Part of a modern development
- Secure phone entry
- Entrance hall with built-in storage
- Bright and airy living room
- Breakfasting kitchen with fitted units
- Main bedroom with a wardrobe and an en-suite
- Two more sunny double bedrooms
- Bathroom with an overhead shower
- Well-kept shared gardens
- Private allocated parking
- Gas central heating and double glazing



“This three-bedroom, two-bathroom ground-floor flat represents an ideal city home that is sure to appeal to a wide range of buyers.”



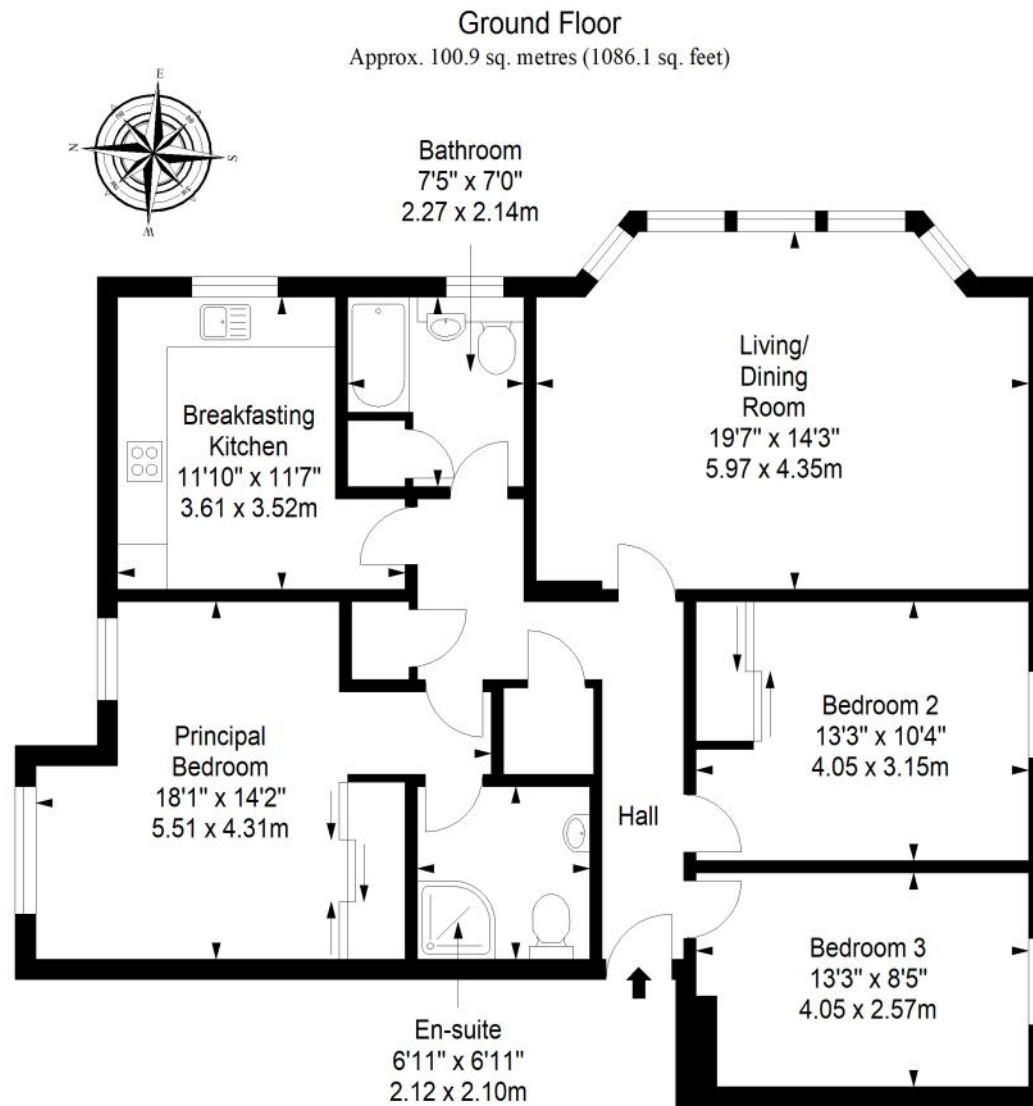




“The development is set a short drive from central Edinburgh, as well as within easy reach of excellent schools, shops, restaurants, parks and transport links.”



Floorplan



Total area: approx. 100.9 sq. metres (1086.1 sq. feet)



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