



34/2 Learmonth Grove, Edinburgh, EH4 1BW
Offers Over £345,000



Key Features

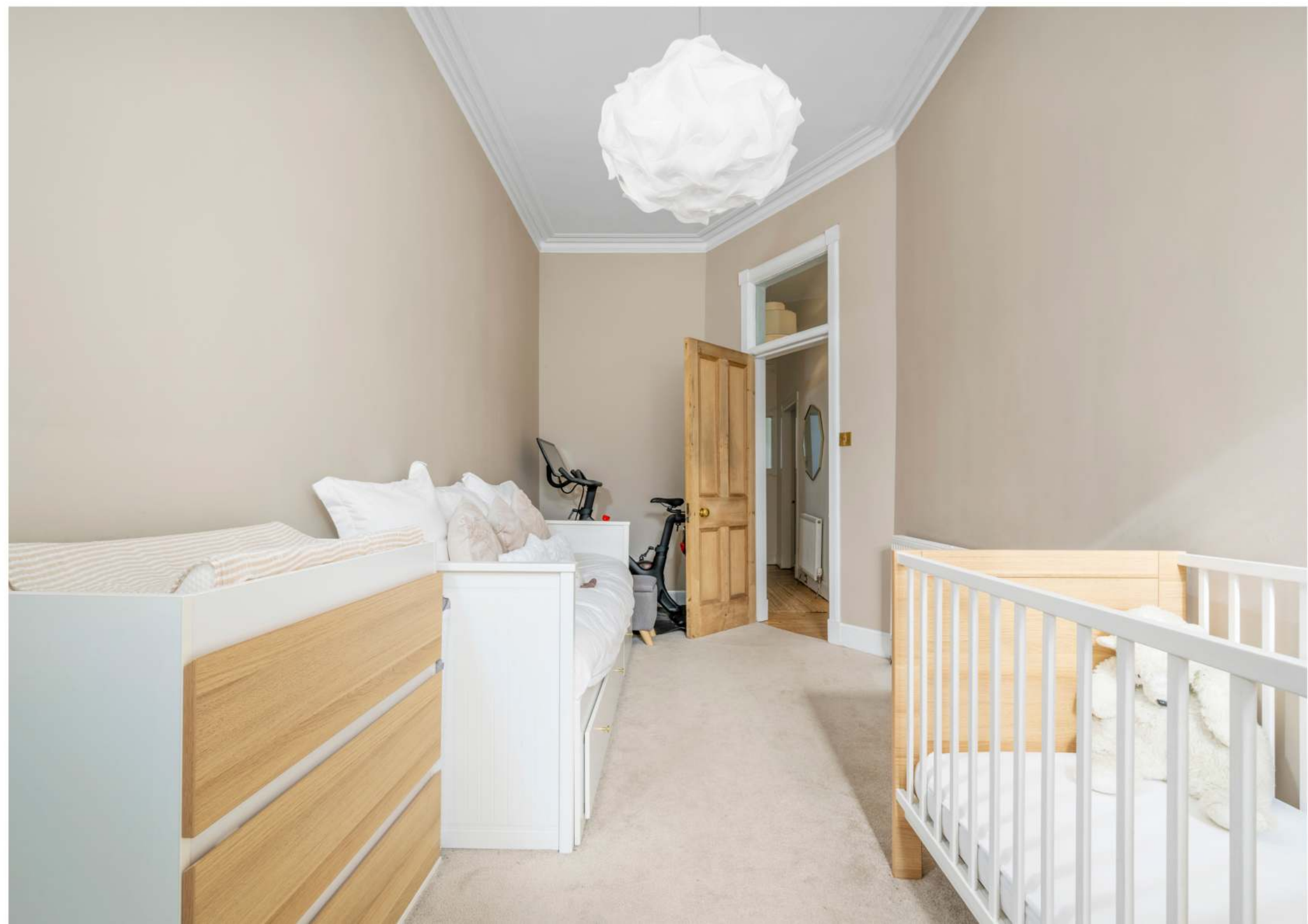
 2 Bedrooms

 1 Public

 1 Bathroom

- A well-presented first floor flat forming part of a traditional tenement building in the popular and attractive residential district of Comely Bank
- Comely Bank, which together with nearby Stockbridge features an excellent array of boutique shops, cafes and restaurants as well as a Waitrose supermarket. Conveniently located for Inverleith Park, and for those seeking to escape the hustle and bustle of city life, there are scenic strolls along the Waters of Leith and the world renowned Royal Botanic Gardens
- Private and public schooling available within close proximity ranging from nursery to secondary schooling
- Regular bus services run to and from many parts of the city centre and surrounding areas and Haymarket Rail Station is within walking distance, where there is also a Tram stop providing a direct link with the East End and Edinburgh International Airport
- Well kept communal rear gardens and permit and metered parking on surrounding streets
- The property retains a wealth of period features including decorative cornicing and sanded floors
- Bay window living room with feature fireplace. Kitchen with a range of white gloss floor and wall units, good worktop space and integrated appliances
- Good size master bedroom and a second bedroom to the front of the home
- Partially tiled family bathroom with three piece suite and shower over the bath
- Communal gardens are well maintained and laid to lawn
- EPC Rating – C, Council Tax Band – D



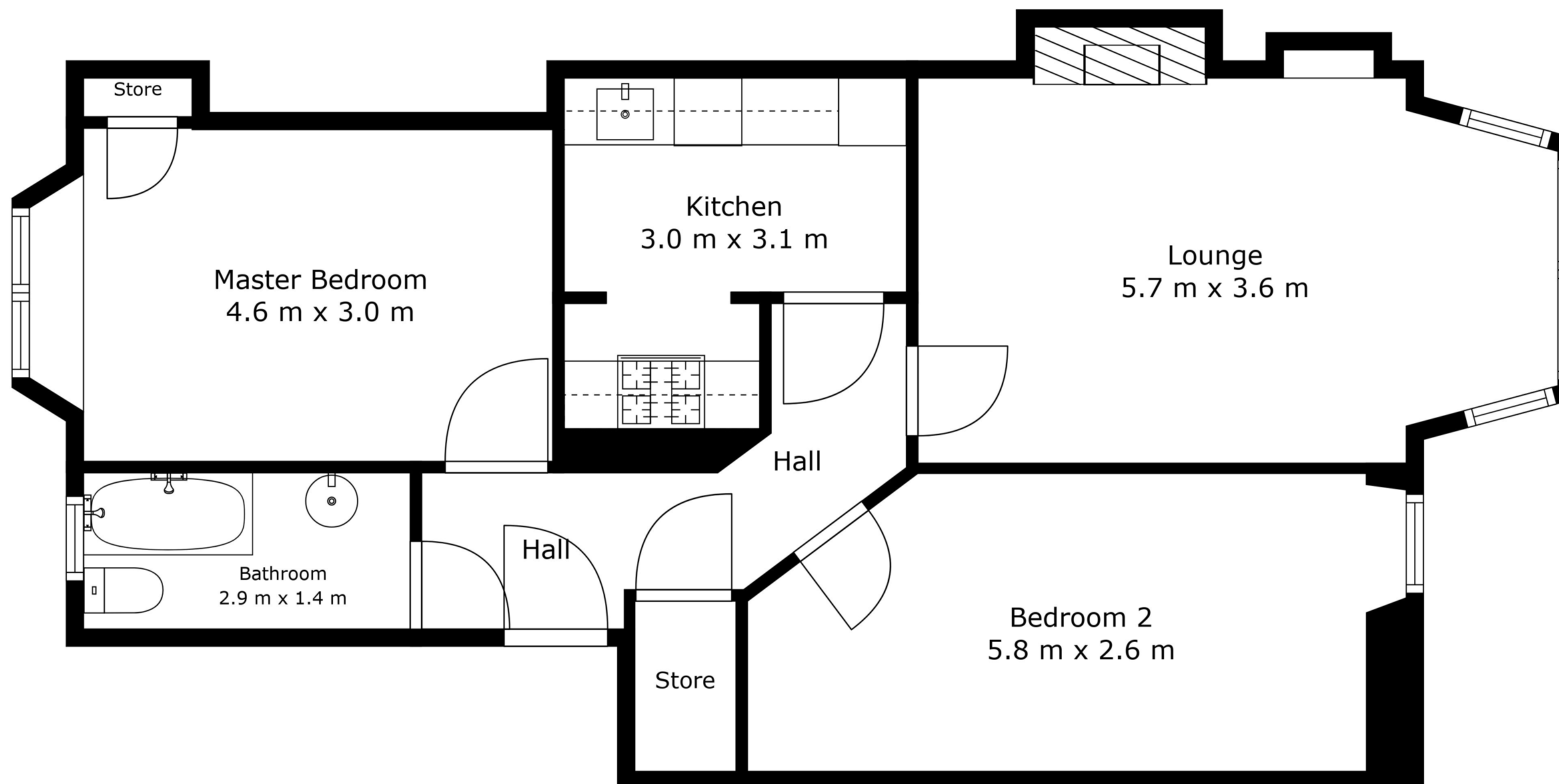


Location

The highly desirable Comely Bank area of Edinburgh, benefits from a fantastic range of local amenities, with nearby Stockbridge offering an excellent selection of boutique shops, cafes, restaurants, and a Waitrose supermarket. Inverleith Park, the Water of Leith walkway, and the Royal Botanic Garden Edinburgh are all close by, providing wonderful green spaces for outdoor leisure, with the area well-served by an extensive range of sports facilities, a wide-ranging network of cycle paths are easily accessible, while frequent bus services on Comely Bank Road and Queensferry Road offer quick access to the city centre. The location is ideal for families, with a strong choice of highly regarded public and private schools from nursery through to secondary level. Excellent road links provide swift connections to the City Bypass, Edinburgh Airport, and the Queensferry Crossing, making it perfect for commuters and those travelling further afield.







TOTAL: 69 m²
 FLOOR 1: 69 m²
 EXCLUDED AREAS: FIREPLACE: 1 m², WALLS: 6 m²

Measurements Are Regarded As Highly Reliable; However, They Cannot Be Guaranteed.



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Floorplans are for illustrative purposes only. Measurements are deemed highly reliable but not guaranteed.

