



27/2 Leamonth Crescent, Comely Bank, Edinburgh, EH4 1DD

Beautifully Presented & Spacious, Flexible, Three-Bedroom, First-Floor Flat

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Property Description

Beautifully presented and spacious, flexible, three-bedroom, first-floor flat, set within a traditional, stone-built terrace. Located in the highly sought-after Comely Bank area, just north of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen, three flexible double bedrooms and a family bathroom.

Highlights include classical proportions, a newly renovated kitchen and bathroom, and oak flooring.

In addition, there is gas central heating, sash and case windows, a front-facing bay window and high-quality fitted window blinds.

A well-maintained communal stairway has a secure entry system whilst, externally, there is a large shared green and gardens, with zoned street parking to the front.

The flat is conveniently located within walking distance of Waitrose and the open green space of Inverleith Park.

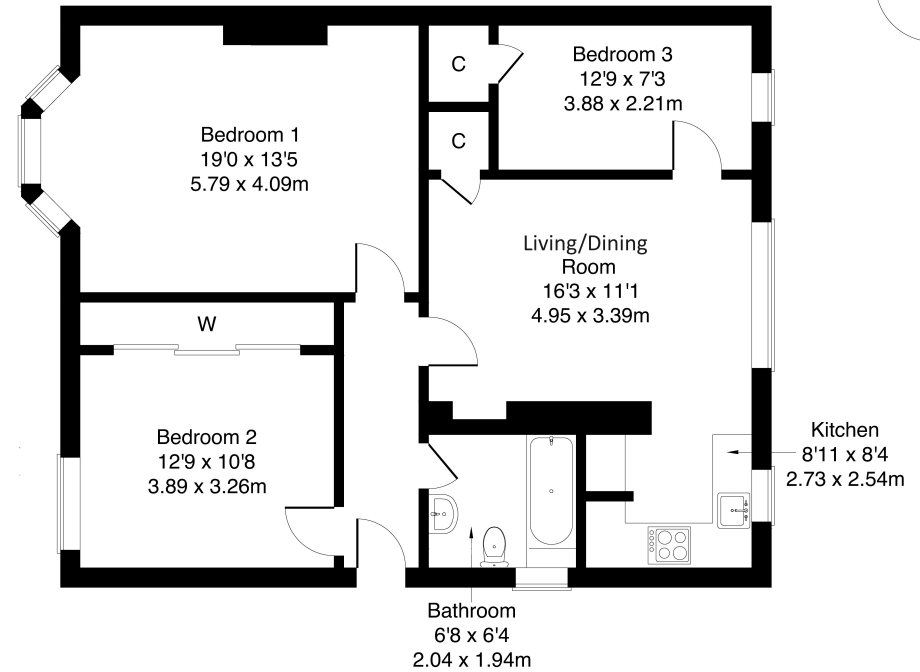
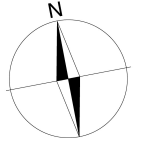
An impressive, high-ceilinged reception hall offers space for outerwear and freestanding furniture. Solid oak flooring continues from the hall into a rear-facing reception room, which includes a traditional fireplace, an open shelved press and a deep storage cupboard. Plenty of versatile space is available for both lounge and dining furniture and the stylishly presented room flows openly into a kitchen featuring stone-effect worktops, unit downlighting and metro-tiled splashbacks. Appliances include an integrated oven, an induction hob, a fridge/freezer, a dishwasher and a washing machine.

Set off the living room, a flexible bedroom, with storage, offers a good-sized space, with alternative options for use. To the front is a spacious double bedroom, featuring a wide bay window and providing ample space for freestanding storage. The third versatile bedroom is also front-facing and benefits from built-in wardrobe storage. A naturally lit bathroom comprises a modern three-piece suite, a shower over the bath and tiled splash walls.



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Approximate Gross Internal Area: (936 sq ft - 87 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. Craigleith Retail Park at Blackhall offers a wide range of shopping facilities including a Marks and

Spencer, Sainsbury's superstore and Boots. Recreational amenities and outdoor spaces nearby include the Royal Botanic Gardens, Inverleith Park, and the Glenogle Swim Centre, whilst all the attractions of Edinburgh city centre can be reached on foot. 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.





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