



30/6 Leamonth Grove, Comely Bank, Edinburgh, EH4 1BW

Immaculately Presented, Traditional, One-Bedroom, Third-Floor, (Top) Flat

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Property Description

Immaculately presented, spacious and flexible, one-bedroom, third-floor (top) flat, forming part of 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 room, dining/kitchen, double bedroom, box/guest room and a shower room.

Highlights include a fitted kitchen, with appliances, an impressive lounge, with ornate cornice work, a bay window, a wood and slate fireplace and views towards Fettes College and Corstorphine Hill. In addition, there is a stylish, contemporary shower room, gas central heating, sash and case windows, solid wood flooring, tall ceilings and generously proportioned rooms.

A well-maintained, communal stairway has a secure entry system and a shared storage cupboard, and leads out to a shared garden with a shed. There is zoned street parking to the front and on the surrounding streets.

A high-ceilinged entrance hall, with storage, is finished with light, neutral decor and solid wood flooring, and leads into a southwest-facing, classically proportioned living room, extended by a wide, wood-panelled bay window. Enhanced by a stunning, traditional fireplace and elaborate plasterwork, the stylish reception room offers generous space for freestanding furniture. Set to the opposite aspect, an impressively proportioned kitchen offers space for both formal and casual dining and further benefits from generous built-in storage. The bright, well-designed space is fitted with traditional, light-wood effect units and stone-effect worktops, whilst appliances include an integrated double oven, a gas hob, a concealed extractor fan, a freestanding fridge/freezer, a dishwasher and a washing machine.

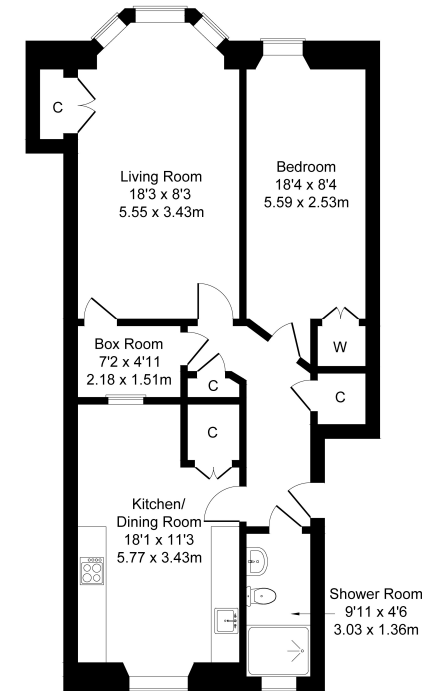
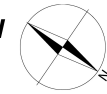
A sunny double bedroom, with built-in wardrobe storage, enjoys smooth cornice work and offers a flexible floorplan for both bedroom and home office furniture, whilst a box room provides a good-sized, versatile space. Completing the accommodation, a contemporary shower room comprises a spacious, walk-in shower, a vintage-style, two-piece suite, a heated towel rail and tiled splash walls.

A 360 Virtual tour is available online.



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Approximate Gross Internal Area: (743 sq ft - 69 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. Craighall 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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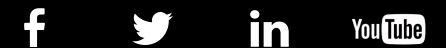
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Estate Agents and Solicitors



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