



36/3 Learmonth Avenue, Comely Bank, Edinburgh, EH4 1DB

Light, Tastefully Presented and Spacious, Two-Bedroom, Second-Floor (Top) Flat

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Property Description

Light, tastefully presented and spacious, two-bedroom, second-floor (top) flat, set within a traditional style, stone-built terrace. Located in the desirable and highly sought-after Comely Bank area, just north of Edinburgh city centre.

Comprises an entrance hallway, living room, dining room, kitchen, two double bedrooms and a bathroom.

Highlights include generous room sizes, a modern fitted kitchen and bathroom, feature fireplaces and varnished hardwood flooring in the dining room. In addition, there is gas central heating, sash and case windows, a front-facing bay window, decorative cornice work and tall ceilings.

A well-maintained communal stairway has a secured entry system, a large shared green is set to the rear, with zoned, street parking to the front.

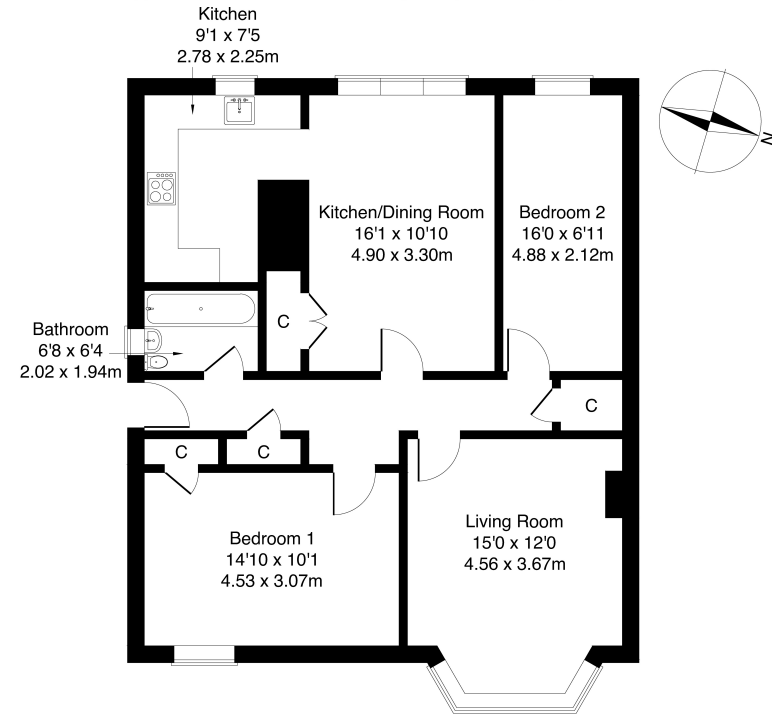
A welcoming, high-ceilinged, entrance hall includes generous, built-in storage and leads into a front-facing living room on the right. Featuring a bay window, smooth cornicing and a contemporary electric fire, the tastefully presented reception room provides ample space for freestanding lounge furniture. Across the hall, a dining room, with storage, features solid wood floorboards and a traditional fireplace and leads, openly, into a kitchen, fitted with modern units, solid wood worktops and stylish splashback tiling. Appliances include an integrated oven, a gas hob, an overhead extractor, a freestanding fridge/freezer, a dishwasher and a washing machine.

Two well-proportioned bedrooms are tastefully presented and provide plenty of space for freestanding furniture, with the main bedroom further accompanied by built-in wardrobe storage.

Completing the accommodation, a family bathroom comprises a three-piece suite, a shower-over-bath, a chrome, ladder-style radiator and tiled splash walls.

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Approximate Gross Internal Area: (915 sq ft - 85 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.





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