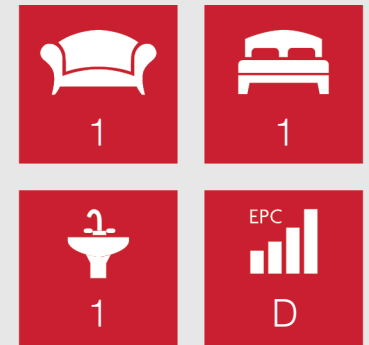




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## 2 (GF) South Learmonth Gardens

Comely Bank, Edinburgh,  
EH4 1EY







## Summary

Located in sought-after Comely Bank, with residents' access to the tranquil Learmonth Gardens, this traditional ground floor flat has a shared entrance vestibule with period features and retains its classic airy proportions and elegant decorative features, with exciting opportunities for modernisation. The appealing city home enjoys a generous bay-fronted reception room, a bright fitted kitchen, a rear-facing double bedroom, and a bathroom with a shower-over-bath.

Extras: All fitted floor and window coverings and light fittings are included in the sale. Freestanding dishwasher, cooker, and washing machine are also included. Please note, no warranties or guarantees shall be provided for the appliances.

## Features

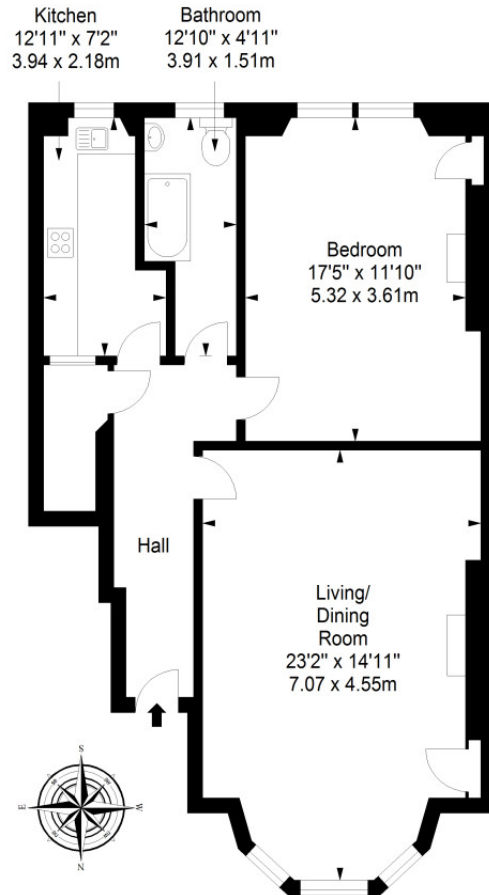
- Highly desirable central address
- Traditional flat with period features
- Entrance hall with storage
- Bay-fronted living/dining room
- South-facing kitchen
- One double bedroom with storage
- Bright bathroom with shower-over-bath
- Residents' access to Learmonth Gardens (for a nominal annual fee)
- Controlled on-street parking (Zone N3)
- Gas central heating and double-glazing





# Floorplan

Ground Floor  
Approx. 74.2 sq. metres (798.7 sq. feet)



Total area: approx. 74.2 sq. metres (798.7 sq. feet)

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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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