



GILSON GRAY

LAW • PROPERTY • FINANCE

8 LEARMONTH COURT,
Comely Bank, Edinburgh, EH4 1PB



Enjoying an exclusive setting in the Comely Bank area, just a stone's throw from Stockbridge and the West End, this two-bedroom ground floor apartment forms part of an iconic Art Deco building, surrounded by private landscaped gardens. Boasting a sunny southwest-aspect, this stylish city home is accessed via a secure communal foyer with delightful period details. On the inside, the welcoming home come with a generous hallway with excellent built-in storage, an open plan living/dining room, a fitted kitchen, two double bedrooms, as well as an upgraded shower room. Externally, in addition to the maintained communal gardens, there is also permit residents' parking.

Extras: included in the sale are all the fitted light fittings, floorcoverings, whitegoods and window coverings.



FEATURES

- Exclusive location close to Stockbridge
- Iconic and imposing Art Deco building
- Ground floor flat with a sunny aspect
- Secure entry phone system
- Delightful communal foyer
- Spacious hallway with built-in storage
- Open plan living/dining room
- Fully fitted kitchen
- Two double bedrooms
- Attractive, upgraded shower room
- GCH and DG throughout
- Landscaped communal gardens
- Residents' permit parking







A STYLISH TWO-BEDROOM
CITY HOME IN AN
OUTSTANDING LOCATION IN
COMELY BANK





EPC RATING:



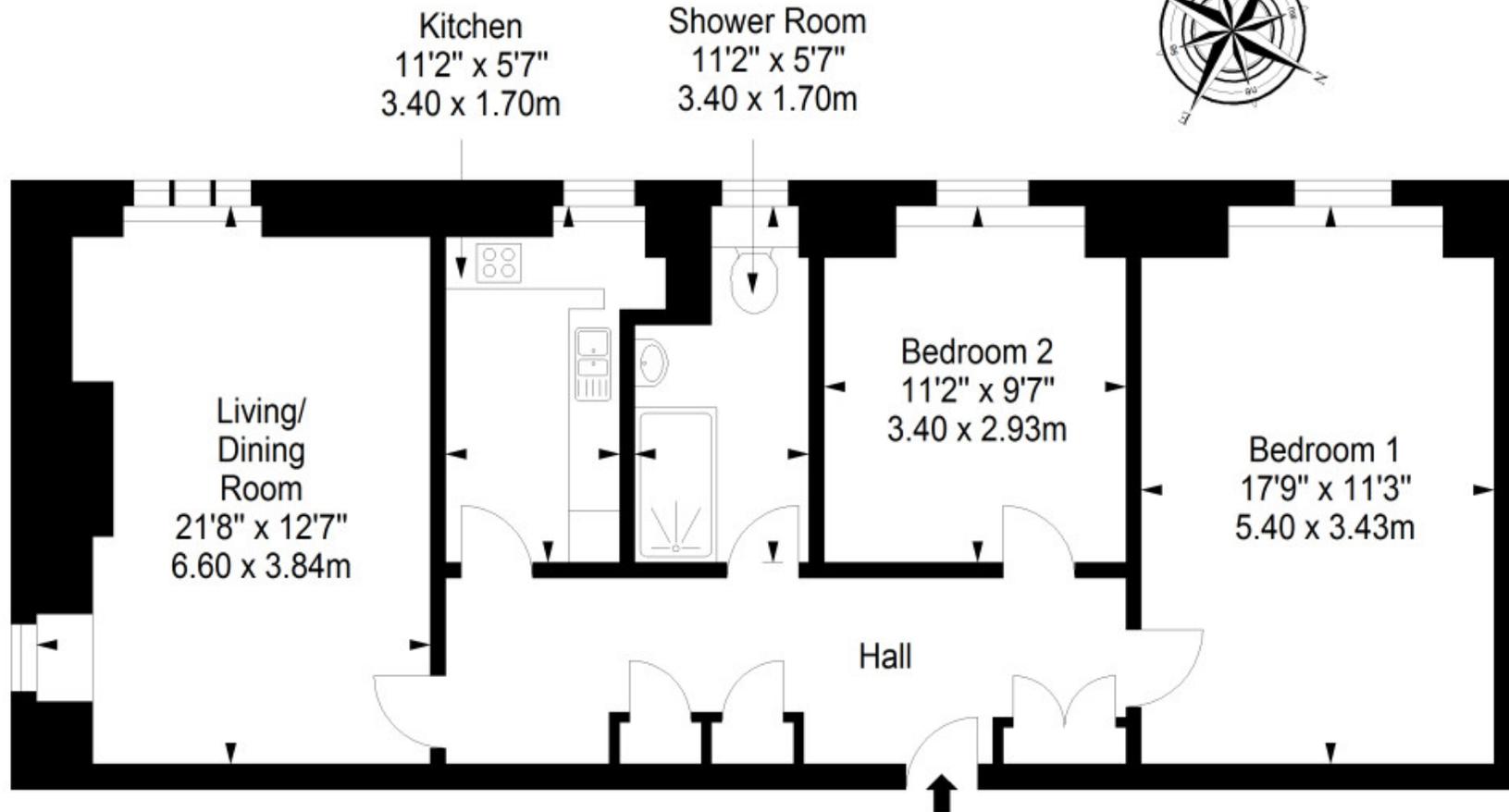
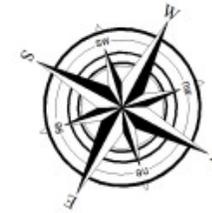
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

Ground Floor

Approx. 72.1 sq. metres (776.1 sq. feet)



Total area: approx. 72.1 sq. metres (776.1 sq. feet)



GILSONGRAY.CO.UK

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0131 516 5366



GLASGOW

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EAST LOTHIAN

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EH39 4AG
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DUNDEE

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BORDERS

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