



**lindsays**

15/1, Learmonth Gardens,  
Comely Bank, Edinburgh, EH4 1HB

*"an elegant and unique ground floor flat which boasts a fully enclosed private garden to the rear"*

- Bay windowed sitting room
- Modern dining kitchen
- Master bedroom with en-suite
- Two further double bedrooms
- Family bathroom
- Useful boxroom
- Utility room
- Private gardens front & rear
- Gas central heating
- Partial double glazing
- Residents permit parking

EPC Rate D

**FIXED PRICE £600,000**



## Description

An elegant and unique ground floor flat which boasts a fully enclosed private garden to the rear, situated in a sought after location within easy reach of the City Centre. Forming part of a handsome terrace this superb property offers a flexible home which retains superb original features. The flat is accessed via a bright communal entrance hall which provides a lovely welcome to the property. The elegant bay windowed sitting room has ornate cornicing and a feature fireplace. The modern fully fitted dining kitchen has a door providing direct access to the fully enclosed rear garden which offers a private outdoor space in the heart of the City. The master bedroom benefits from an ensuite shower room, the second double bedroom has a twin window to the rear, and the third double bedroom is located on an upper level where there is also a family bathroom. The useful boxroom is currently utilised as a walk in wardrobe but would make an ideal study. The property benefits from having access to beautiful private residents gardens for which an annual fee is payable.

## Area

Comely Bank is situated north of the city centre, just over the Dean Bridge and as such is little more than ten minutes on foot from the West End and Princes Street. In the opposite direction lies open parkland including Inverleith Park and the Royal Botanic Gardens. Consequently, it is a much sought after and highly respected residential area with much to recommend it. Not only are the city's amenities easily within walking distance but Comely Bank itself and adjoining Stockbridge offer an eclectic mix of small speciality shops, fashionable restaurants, cafes and bars, all within a few minutes on foot. There is a large branch of Waitrose literally around the corner and the Craigleith Retail Outlet boasts a number of High Street stores including Marks & Spencer and a Sainsbury's Supermarket. An open air market in neighbouring Stockbridge is a hive of activity on a Sunday morning. Although very much part of the city, the area has a unique village like atmosphere and is surprisingly greenbelt. In addition to the wonderful open spaces of both Inverleith Park and the Botanics, the Water of Leith Walkway meanders all the way from Balerno to Leith and provides a leafy route for walkers and cyclists alike. There are a number of fitness clubs within close proximity including the Glenogle Centre with swimming pool and a wide programme of activities. The Grange Cricket and Squash Club is located at the foot of the Avenue.

## Viewing

Sunday 2-4pm by appointment contact Lindsay's



Learmonth Gardens,  
Edinburgh,  
EH4 1HS  
SquareFoot  
Approx. Gross Internal Area  
1287 Sq Ft - 119.56 Sq M  
For identification only. Not to scale.  
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Prospective purchasers are requested to note formal interest with Lindsay's as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.