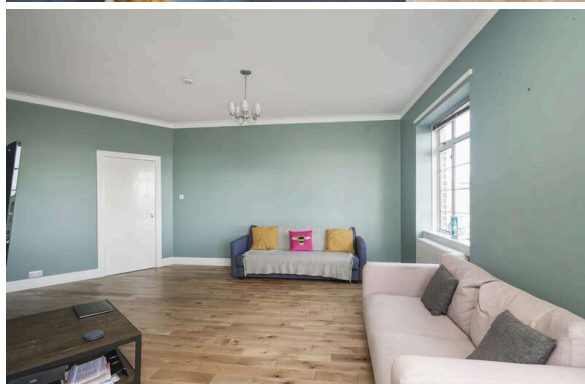
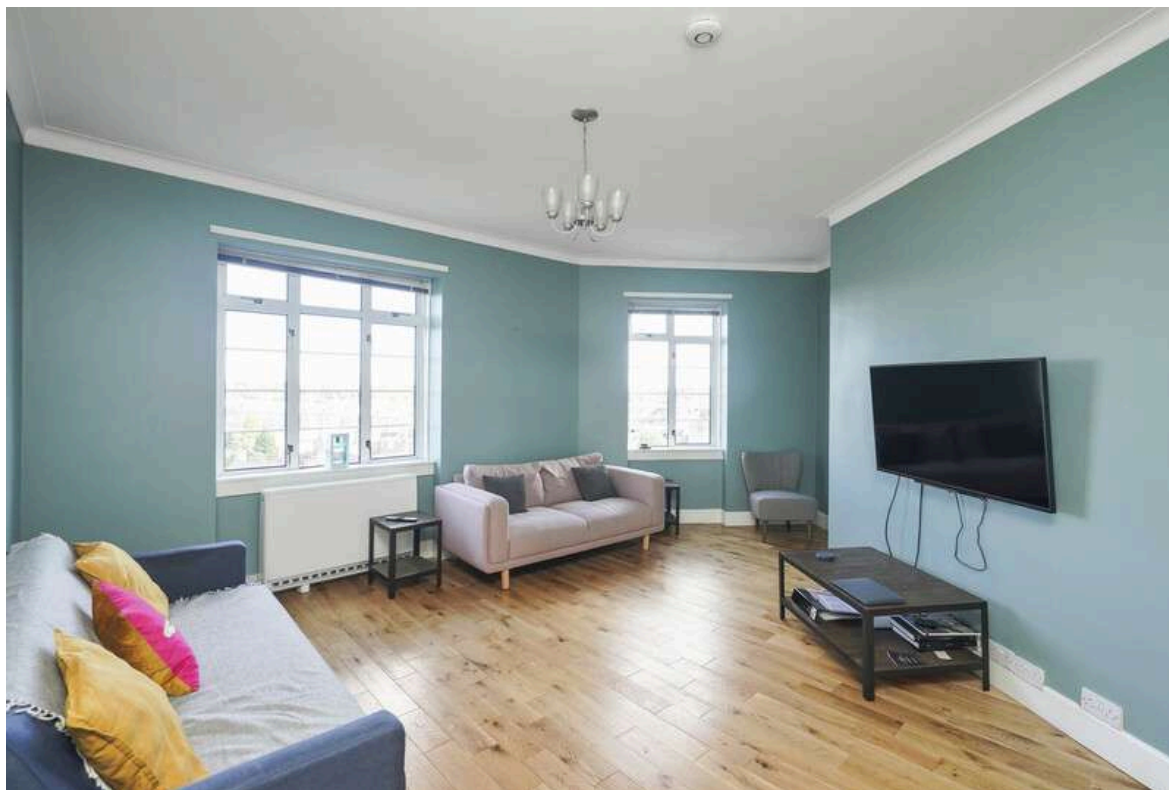




58 Learmonth Court
COMELY BANK | EDINBURGH | EH4 1PD


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58 Learmonth Court

COMELY BANK | EDINBURGH | EH4 1PD

58 Learmonth Court is a well maintained and beautifully presented fourth floor flat, forming part of a stylish Art Deco building, commanding fine panoramic views towards Stockbridge and Comely Bank.

The property is located just a leisurely stroll from the city centre, enjoying a surprisingly tranquil setting and a particularly bright aspect. The apartment is in true move-in condition and residents have private parking facilities along with the use of charming, predominantly south facing communal gardens. The property comprises -

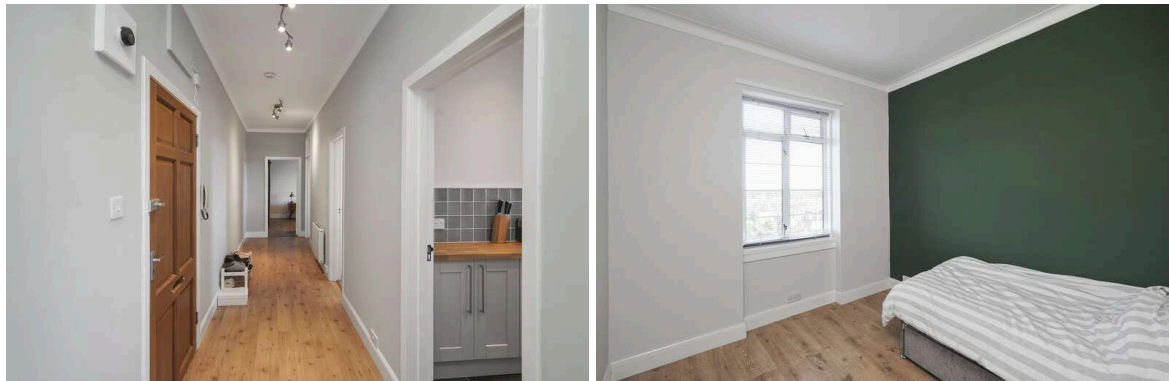
- Spacious central hall with deep store.
- Twin windowed living/dining room with quality hardwood flooring.
- Modern fitted kitchen.
- Beautiful master bedroom.
- 2nd double bedroom.
- Contemporary bathroom with white suite and shower over bath.
- Fully serviced lift to all floors.
- Lovely communal gardens.
- Private residents parking facilities.
- Electric heating.
- Double glazing.
- Caretaker

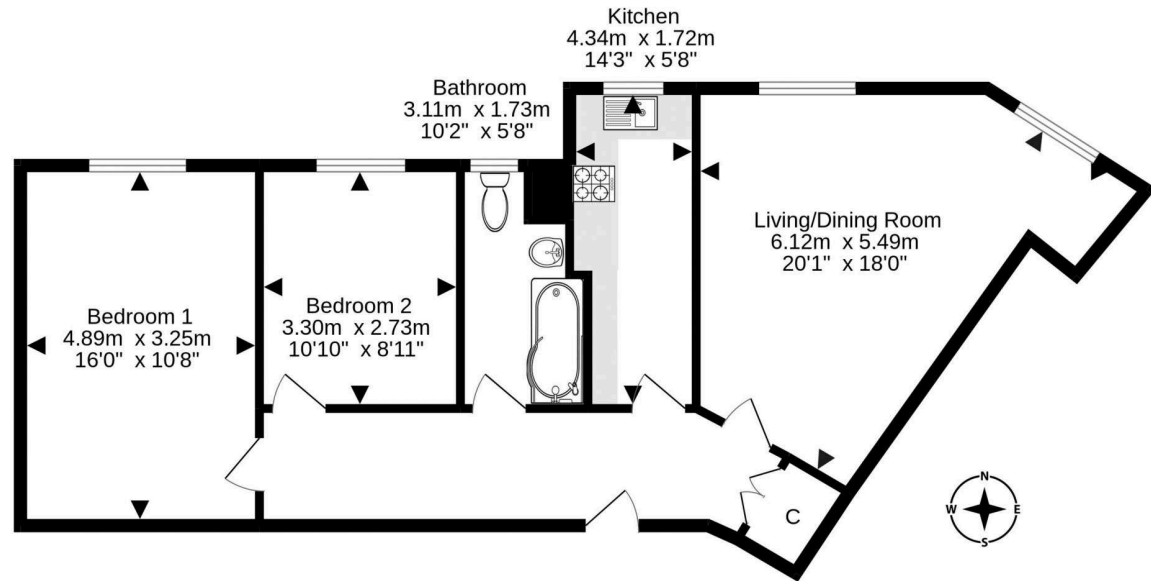
All integrated kitchen appliances and the chest freezer will be included in the sale of the property. EPC rating E.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Comely Bank is a highly sought after residential area adjacent to Stockbridge and located within walking distance of the retail and commercial thoroughfares of Princes Street and George Street in the City Centre. Excellent local amenities include a choice of small speciality shops and delis, fashionable bars and restaurants. More extensive shopping opportunities include a Waitrose Supermarket and Craighleith Retail Park which is a short drive away. There are excellent schools - both public and private sector - from nursery to secondary level. Recreational amenities in the locality include the Royal Botanic Gardens and Inverleith Park as well as Glenogle swimming baths.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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