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**17/2 LEARMONTH TERRACE
WEST END
EDINBURGH
EH4 1PG**

Number 17/2 is a magnificent first floor two bedroom apartment forming part of a sandstone Victorian terraced property in one of Edinburgh's most sought after addresses.

Shared vestibule entrance, twenty four foot reception hallway, outstanding bay windowed sitting room, breakfasting kitchen with picture window, master bedroom with built in wardrobes and rooftop views, second double bedroom, luxury bathroom.

Sash and case windows, gas central heating and zoned permit parking.

Fixed Price £377,500



GENERAL DESCRIPTION

A rare opportunity has arisen to acquire this outstanding apartment offering generous and flexible accommodation of considerable character set over the whole of the buildings first floor. Of particular note is the open outlook to the tree lined road to the front of the property and roof top views from both bedrooms to the rear. The internal decor is a visual feast of many fine period features and contemporary modern fixtures and fittings. Beautiful cornice work, exceptional bay window with wooden moulded surround, ornate balcony, hard wood flooring, marble fireplace and Italian tiled flooring. Ample storage is provided in the way of two large deep closets to the sitting room, there are two further closets to the hallway and attic storage. The property specification includes a system of gas central heating. The quality of the property is such that no amount descriptive detail can do justice and only by internal viewing can the prospective purchaser fully appreciate the property on offer.

SITUATION

The property is situated in the heart of the West End only a few minutes walk to Edinburgh's shopping, financial and business centres. Set in a prime location close to St Mary's Cathedral such a central position also affords all the benefits of the City Centre including a wide variety of shops, banks, restaurants and theatres. A regular public transport service runs to many parts of the City and Haymarket Railway Station is within easy walking distance.





ACCOMMODATION

(All Sizes Approximate)

ENTRANCE VESTIBULE

Substantial hardwood double-width doors flanked by stone ornate pillars. Glazed inner door leading to shared staircase which is currently undergoing refurbishment.

RECEPTION HALLWAY

24'1" x 3'11" (7.34 x 0.95m)

You are greeted by the hard wood flooring which spans the length of the hallway to the lounge maintaining continuity. Two storage closets one containing the hot water tank. Radiator. Access to the sitting room, kitchen, both double bedrooms and the bathroom is by way of six panelled doors. Access also to the loft containing ample storage.

SITTING ROOM 25'4" x 15'9" (7.74 x 4.84m)

Outstanding bay windowed sitting room with ornate balcony. Double lined drapes and tasteful roller blinds to be included in the sale price. Beautiful cornicing. Two radiators. Two closets. Marble fireplace with mantle place and space for a fire. High skirting boards. Picture rail. 13'6" floor to ceiling height.

KITCHEN/BREAKFAST ROOM

16'4" x 10'7" (4.99 x 3.26m)

Beautiful full height picture window with roman blinds. Magnet kitchen units at high and low level and glass display units illuminated by halogen lighting. Porcelanosa tiled splash back with co-ordinating work surfaces and Italian tiling to floor. Smeg integrated dish washer, Whirlpool washing machine and fridge/freezer, Neff stainless steel oven with gas hob and

extractor hood. Ceiling lights. Radiator. Space for table. Tree lined views to the front of the property.

MASTER BEDROOM

16'2" 10'3" (4.93 x 3.13m)

Situated to the rear of the property this large master bedroom has full wall width built-in wardrobes. Exceptional (recently Ventrola refurbished) sash and case window with roof top views, coving, hazelnut flooring, radiator and picture rail.

BEDROOM TWO 14'2" x 10'0" (4.32 x 3.04m)

Also situated to the rear with a sash and case window and views over rooftops. New built-in wardrobes. Carpet. Radiator.





BATHROOM 10'6" X 5'0" (3.23 x 1.52m)

Luxury fitted family size bathroom comprising of a Victorian style shower head (power shower) over panelled bath with extendable screen, pedestal wash hand basin and W.C. Porcelanosa tiles from floor to ceiling. Heated towel rail.

NOTES OF SALE

All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.

ENTRY

By Arrangement

VIEWING

Thursday 7-8pm, Sunday 2-4 or by appointment contact Russel + Aitken on 0131 315 2638.

PRICE

Fixed Price £377,500



Schematic Diagram only - Not to scale

sold on style™

If you are, call us to find out more about our bespoke service.