



13

**13 LEARMONTH CRESCENT
COMELY BANK
EDINBURGH**

This delightful main door flat is situated within Edinburgh's much sought after Comely Bank district offering bright spacious accommodation which is well presented and benefits from having its own private front and rear gardens, as well as access to a large communal green.

Entrance vestibule, reception hall, bay windowed sitting room/bedroom 3, lounge/dining room, fitted kitchen, 2 double bedrooms and bathroom.

Gas central heating and private gardens.

Offers Over £260,000



GENERAL DESCRIPTION

This delightful main door flat offers bright spacious accommodation which is well presented throughout. This superb home is located on a quiet cul-de-sac and is conveniently situated close to the City Centre within Edinburgh's fashionable Comely Bank district and benefits from having private enclosed gardens to both the front and rear as well as access to a large communal green. The property also displays a number of original features including coving and polished floorboards and has an internal layout comprising: an entrance vestibule with door to the reception hall which has storage cupboard off and provides access to the majority of rooms. The sitting room/bedroom is set to the front with broad bay window overlooking the property's private garden. The room displays a number of features including coving, polished floorboards and feature fireplace. The lounge/dining room is a bright room overlooking the private rear garden and has doors to the kitchen and bedroom 2. The kitchen has glass panelled door overlooking and leading out onto the property's rear garden and displays modern units. Both remaining bedrooms are doubles with bedroom 2 featuring a walk-in wardrobe. Finally, the bathroom has window to the rear and displays a three piece suite with electric shower over the bath. The property specification includes gas central heating and externally to the rear of the property, in addition to the private enclosed garden, there is a large shared garden which is mainly lawn and is fully enclosed making it safe and ideal for children.

SITUATION

The Comely Bank area of Edinburgh is next to Stockbridge and is a long established, very desirable residential district within walking distance of the City Centre. The area is well served by an excellent range of amenities, including a good selection of shops, bars, restaurants, hairdressers, banking and post office services along with a Waitrose supermarket. The nearby Craighleith Retail Park offers a further variety of shopping facilities including an additional supermarket. Local recreational facilities include the Royal Botanic Gardens, Inverleith Park with its duck pond and children's play park along with excellent sporting facilities such as Westwoods Health Club and walks along the Water of Leith. The property is a short walk away from Flora Stevenson primary school and Stewart's Melville junior and senior schools. There are regular bus services along Comely Bank Road, leading to many parts of the city and access to and from Edinburgh Airport is easy, as is access to the City Bypass linking with major motorway networks.





ACCOMMODATION

(All Sizes Approximate)

ENTRANCE VESTIBULE

Gained via timber door with fanlight above, further glass panelled door leads through to the reception hall.

RECEPTION HALL

The reception hall provides access to the majority of rooms and has large cupboard off. Displays polished floorboards and coving.

SITTING ROOM/BEDROOM 3

18'6" x 13'2" 5.65m x 4.00m (in to the bay)

This attractive room has broad front facing bay window overlooking the front garden. The room's focal point is the fireplace with inset living flame gas fire. Other features include coving, picture rail and polished floorboards. The room is presently used as a sitting room but can be used as a third bedroom if required.

LOUNGE/DINING ROOM

15'5" x 11'1" 4.69m x 3.38m

This bright room has three rear facing windows overlooking the rear private garden and the communal green and has doors leading off to the kitchen and bedroom 2. The room displays coving, picture rail, painted floorboards and cupboards off provide excellent storage.

KITCHEN

8'4" x 6'11" 2.54m x 2.33m

This delightful room with painted floorboards has glass panelled door with fanlight above overlooking and leading out on to the private rear garden. The room features a modern range of units with worktop and inset sink.

BEDROOM 1

11'2" x 9'7" 3.39m x 2.93m

This bright double bedroom has two front facing windows overlooking the front private garden. Displays coving and polished floorboards.

BEDROOM 2

12'1" x 7'9" 3.67m x 2.36m

Situated off the lounge/dining room this second double bedroom has rear facing window overlooking the garden and features a walk-in wardrobe.

BATHROOM

6'5" x 6'3" 1.96m x 1.92m

The bathroom has window to the rear and features a three piece suite. Comprises; WC, wash hand basin and bath with electric shower over. Displays splash tiling and spacious built-in cupboard.

HEATING

The property has a system of gas central heating and a combi boiler.

GARDENS

To the front of the property the private garden is enclosed with mature privet hedging providing a degree of privacy and display gravel areas with mature borders and path to the front door. External store is included in the sale price. To the rear of the property the charming private garden is enclosed via fencing and mature borders. The garden is mainly lawn with a sun patio adjacent to the property and the garden shed is included in the sale price. A gate gives direct access to a large shared garden which is mainly lawn.



sold on style™

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



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 7pm-8pm, Sunday 2pm-4pm and by appointment contact Russel + Aitken on 0131 20 20 600.

PRICE

Offers Over £260,000

