



# 59

**59 LEARMONTH GROVE  
COMELY BANK  
EDINBURGH**

Immaculate two bedroom main door flat with garden situated in the vibrant area of Comely Bank.

Vestibule. Hall. Bay windowed lounge. Dining room/Family room. Kitchen. Two double bedrooms. Bathroom. Gas central heating. Double glazing. On street parking.

**Offers over £265,000**





#### GENERAL DESCRIPTION

59 Learmonth Grove is a stunning main door flat situated within close proximity of Stockbridge Village. The property benefits from gas central heating and is double glazed throughout. There are many stripped wood finishes, original style fireplaces with some original style tiling to the bathroom. The accommodation comprises a vestibule, hall, a bay windowed lounge, dining room/family room, modern kitchen with access to the rear garden, two spacious double bedrooms and a bathroom. To the outside of the property there is a low maintenance front garden enclosed by a wall and shrubs. To the rear there is a good sized west facing private garden which is laid to lawn with a stylish decking area.

#### SITUATION

Comely Bank is a very popular residential area situated to the north of the City Centre.

The area is well served by local shopping and recreational facilities and the village of Stockbridge is within walking distance. The Royal Botanical Gardens and Inverleith Park are also within the vicinity. The City Centre and railway stations are readily accessible as are the main motorway network and the Airport.





#### ACCOMMODATION

(All Sizes Approximate)

#### VESTIBULE

Storm door giving direct access to vestibule. Plain cornice surround. Dado rail. Quartz tiled flooring.

#### HALL

A spacious L-shaped hall. Coving. Storage cupboard. Fitted carpet.

#### LOUNGE

19'1" x 12'1" (5.81m x 3.68m)

Attractive and spacious room with bay window to front. Cornice. Decorative fireplace with living flame gas fire. Fitted carpet.

#### DINING ROOM/FAMILY ROOM

16'5" x 11' (5m x 3.35m)

Rear facing stripped wood triple window with blinds. Cornice. Decorative fireplace with living flame gas fire. Storage cupboard. Fitted carpet. Access to kitchen and second bedroom.

#### KITCHEN

8' x 6'7" (2.43m x 2.07m)

Door leading to private garden. Attractively presented with wall and base mounted units with complimentary work surfaces. Stainless steel circular sink with mixer tap. Tiled splashback. The Gas hob, electric oven, automatic washing machine, dishwasher, refrigerator are all included in sale. Wall mounted combi boiler. Original pulley. Laminate flooring.

#### BEDROOM 1

11'8" x 9'7" (3.56m x 2.92m)

Spacious front facing room. Cornice. Fitted carpet.

#### BEDROOM 2

12'3" x 7' (3.17m x 2.13m)

Rear facing room. Large walk-in cupboard.

#### BATHROOM

6'5" x 6'4" (1.95m x 1.93m)

Side facing window. Three piece suite with mains shower over bath. Large two door wall mounted cupboard with shelving. Tiling to splash areas. Ceramic tiled floor.



**sold on style™**

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



For identification purposes only - Not to scale

#### 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

By appointment telephone Russel + Aitken on 0131 315 2638.

#### PRICE

Offers Over £265,000