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**27/3 LEARMONTH AVENUE
COMELY BANK
EDINBURGH**

This bright stylish top (2nd) floor flat is presented in first class condition throughout and is situated within one of Edinburgh's most sought after residential districts.

Security entry, reception hall, lounge/bedroom 3, sitting room/dining room, modern refitted kitchen, 2 further double bedrooms and bathroom.

Gas central heating, double glazing and shared rear gardens.

Offers Over £229,500





GENERAL DESCRIPTION

This bright stylish top (2nd) floor flat forms part of one of the City's most sought after districts and is presented in first class condition throughout. The property's internal layout comprises: A reception hallway that has storage cupboard off and provides access to most rooms. The lounge/bedroom is a spacious room with bay window and feature fire. The versatile dining room /sitting room overlooks gardens to the rear and has doors to the kitchen and bedroom 2. The kitchen has window to the rear and features modern kitchen units with built-in appliances. Bedroom 1 is a large double with front facing window and wardrobe off. Bedroom 2 has rear facing window and again features a built-in wardrobe. Finally, the bathroom has window to the rear and displays a modern white three piece suite with electric shower over the bath. The property specification includes gas central heating and is fully double glazed. Externally to the rear of the property there is a large shared garden area which is mainly lawn.

SITUATION

The Comely Bank area of Edinburgh is next to Stockbridge and is a long established 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 and* restaurants along with a supermarket. The nearby Craighleith Retail Park offers a further variety of shopping facilities. Local recreational facilities include the Royal Botanic Gardens, Inverleith Park with excellent sporting facilities including swimming at Glenogle Baths and walks along the Water of Leith. 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

Gained via secure entry door with shared stairs giving access to all floors and door leads the rear gardens.

RECEPTION HALL

The reception hall provides access to the majority of rooms and has cupboard off. Displays laminate flooring which is featured throughout much of the property.

LOUNGE / BEDROOM 3

19'4" x 12'1" 5.90m x 3.67m

(at widest point)

This attractive room has broad front facing bay window overlooking Learmonth Avenue. The room displays, original coving, laminate flooring and wall mounted electric fire. The room is suitable as the property's third bedroom if required.



DINING ROOM / SITTING ROOM

16'1" x 11'3" 4.90m x 3.45m

This versatile room has triple windows to the rear overlooking gardens. Displays coving, laminate flooring and has cupboard off. Doors lead off to the kitchen and bedroom 2. The room is suitable as the main sitting room if required.

KITCHEN

8'6" x 8'6" 2.56m x 2.56m

This stylish room has window to the rear overlooking gardens. The kitchen features modern units with worktop and sink. Included in the sale price will be a number of appliances.



BEDROOM 1

14'11" x 10'1" 4.56m x 3.08m

This large double bedroom has twin front facing windows on to Learmonth Avenue. Displays coving, laminate flooring and features a built-in wardrobe.

BEDROOM 2

12'8" x 7'0" 3.87m x 2.15m

This double bedroom has rear facing window overlooking gardens and features a built-in wardrobe.

BATHROOM

This room has window to the rear and features a modern white three piece suite comprising WC, wash hand basin and bath with electric shower over. Cupboard off houses the water tanks.

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Schematic Diagram only - Not to scale

HEATING

The property has a system of gas central heating.

DOUBLE GLAZING

The property is fully double glazed.

GARDENS

To the rear of the property there is a large shared garden which is mainly lawn.

ENTRY

By Arrangement

VIEWING

Sunday 2-4pm or by appointment contact Russel + Aitken on 0131 20 20 600.

PRICE

Offers Over £229,500

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.

