

31 Learmonth Court

COMELY BANK, EDINBURGH, EH4 1PB



Stylish and well-presented two bedroom apartment in one of Edinburgh's most sought-after residential areas



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McEwan Fraser is delighted to present this stylish and well-presented two-bedroom apartment to the market. The property has retained many original features and enjoys excellent proportions with two genuine double bedrooms, a living room with space for a dining table, a separate kitchen, bathroom, and integrated storage. Further benefits include double glazing, a secure entry system, lift access, well maintained communal grounds and permit parking on site and on the surrounding streets.

THE LIVING ROOM



On entering the property, you find a welcoming hallway with integrated storage and stunning exposed floorboards which run through to the living room and both bedrooms. Accommodation is centred on a striking dual-aspect living room which is naturally bright and neutrally finished. The living room has plenty of space for a full suite of furniture including a dining table. The proportions on offer here will give the new owner plenty of flexibility to create their ideal entertaining space.

THE KITCHEN



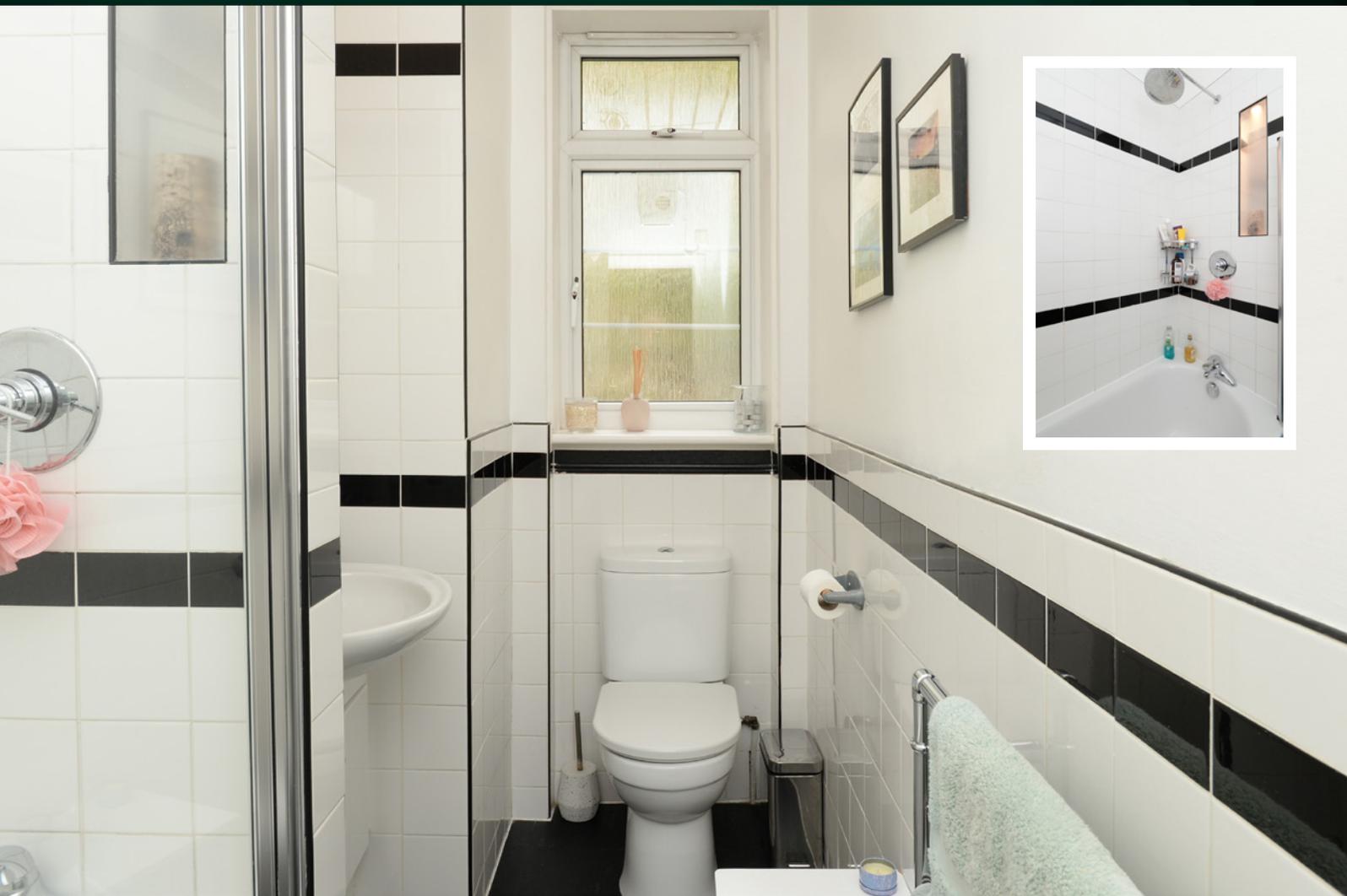
A galley style kitchen is immediately adjacent to the living room and offers a range of based and wall mounted units with space provided for freestanding appliances.





owner plenty of flexibility to create their ideal entertaining space. A galley style kitchen is immediately adjacent to the living room and offers a range of based and wall mounted units with space provided for freestanding appliances. The larger of the two bedrooms is located at the end of the hall. Bright and spacious, there is plenty of space for a full suite of bedroom furniture alongside large, fitted wardrobes. The second bedroom is also a well-proportioned double with plenty of space for a range of freestanding bedroom furniture. The internal accommodation is completed by the bathroom which is partially tiled and includes a three-piece white suite with a shower over the bath.

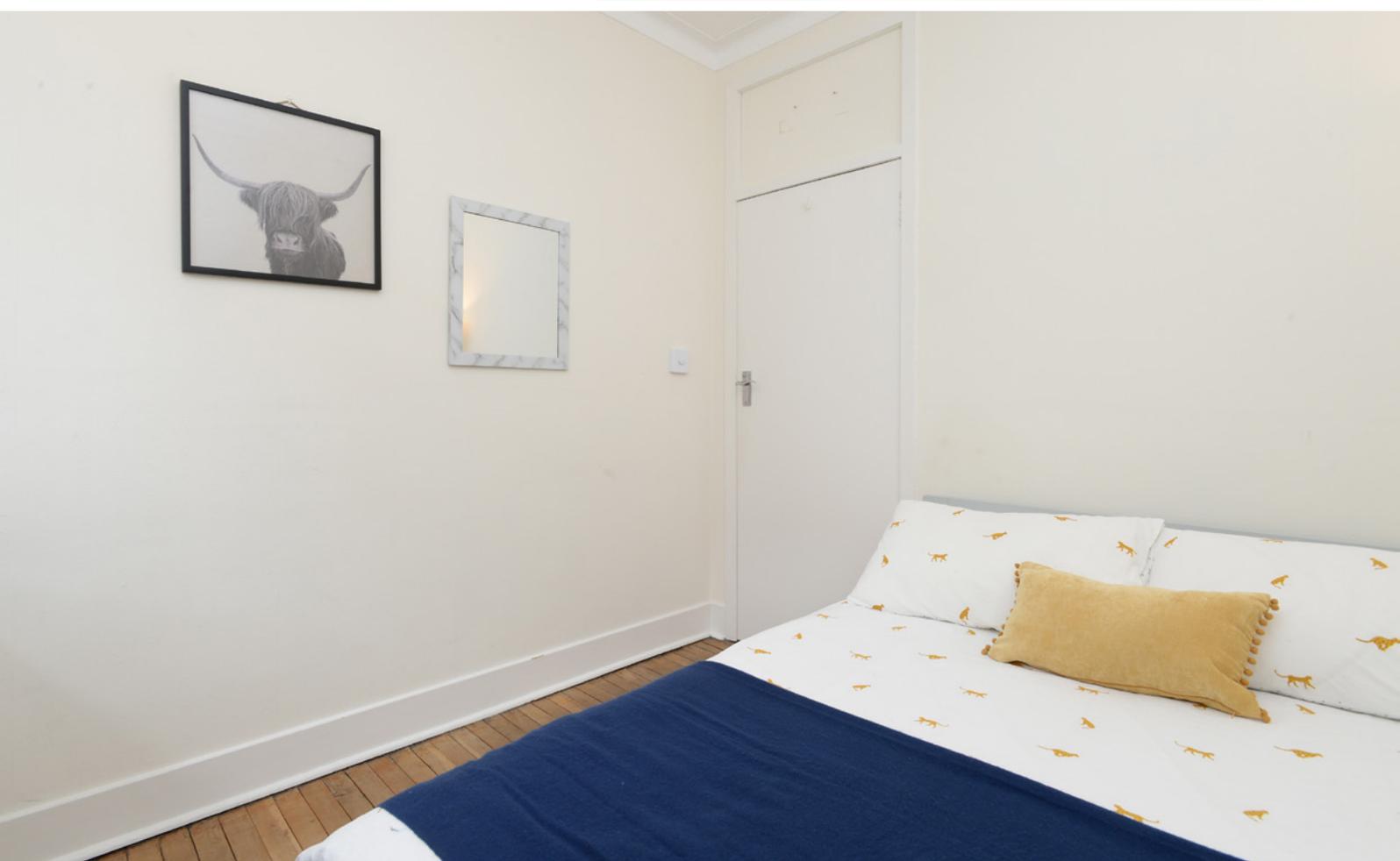
THE BATHROOM



BEDROOM 1



BEDROOM 2

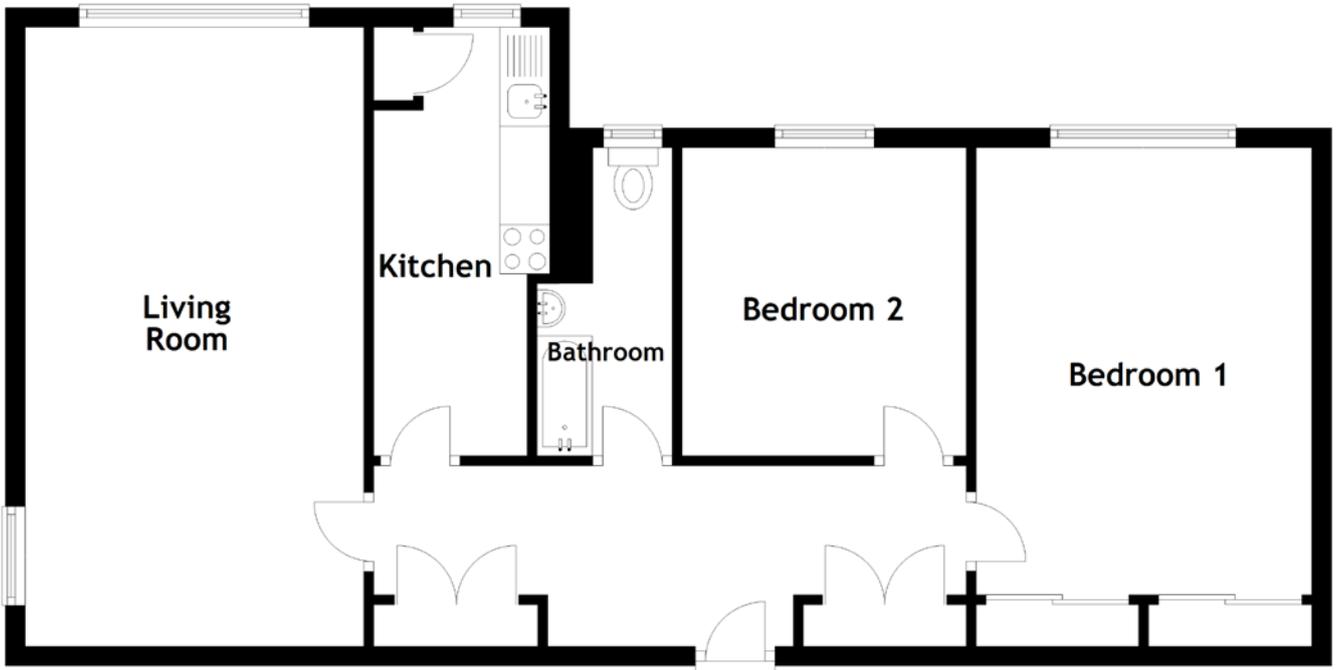


Viewing is essential to fully appreciate both the proportions on offer and the style and character of this stunning mansion block.

THE GARDENS



FLOOR PLAN, DIMENSIONS & MAP

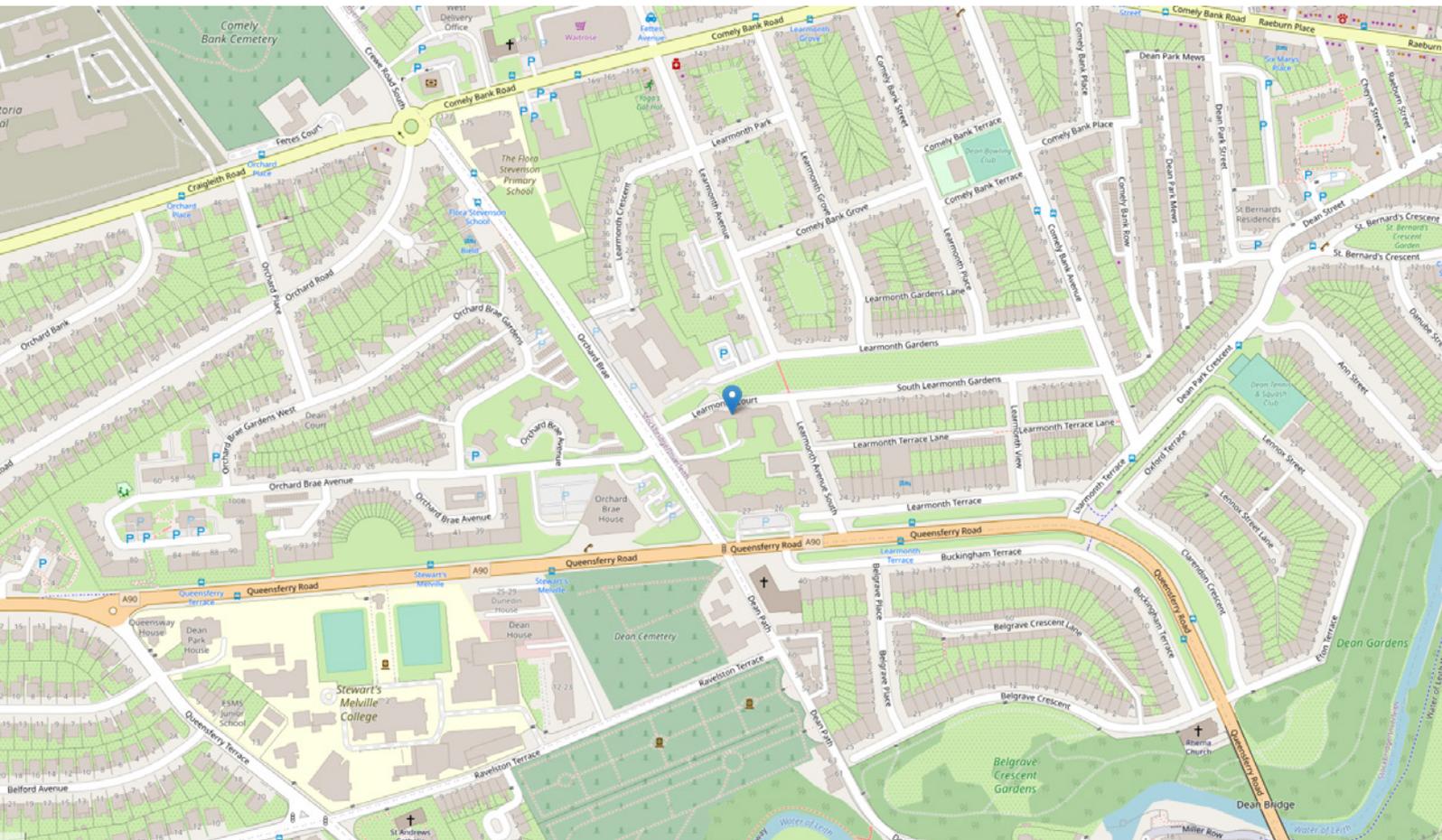


Approximate Dimensions (Taken from the widest point)

Living Room 6.27m (20'7") x 3.41m (11'2")
 Kitchen 4.34m (14'3") x 1.77m (5'10")
 Bedroom 1 4.53m (14'10") x 3.38m (11'1")

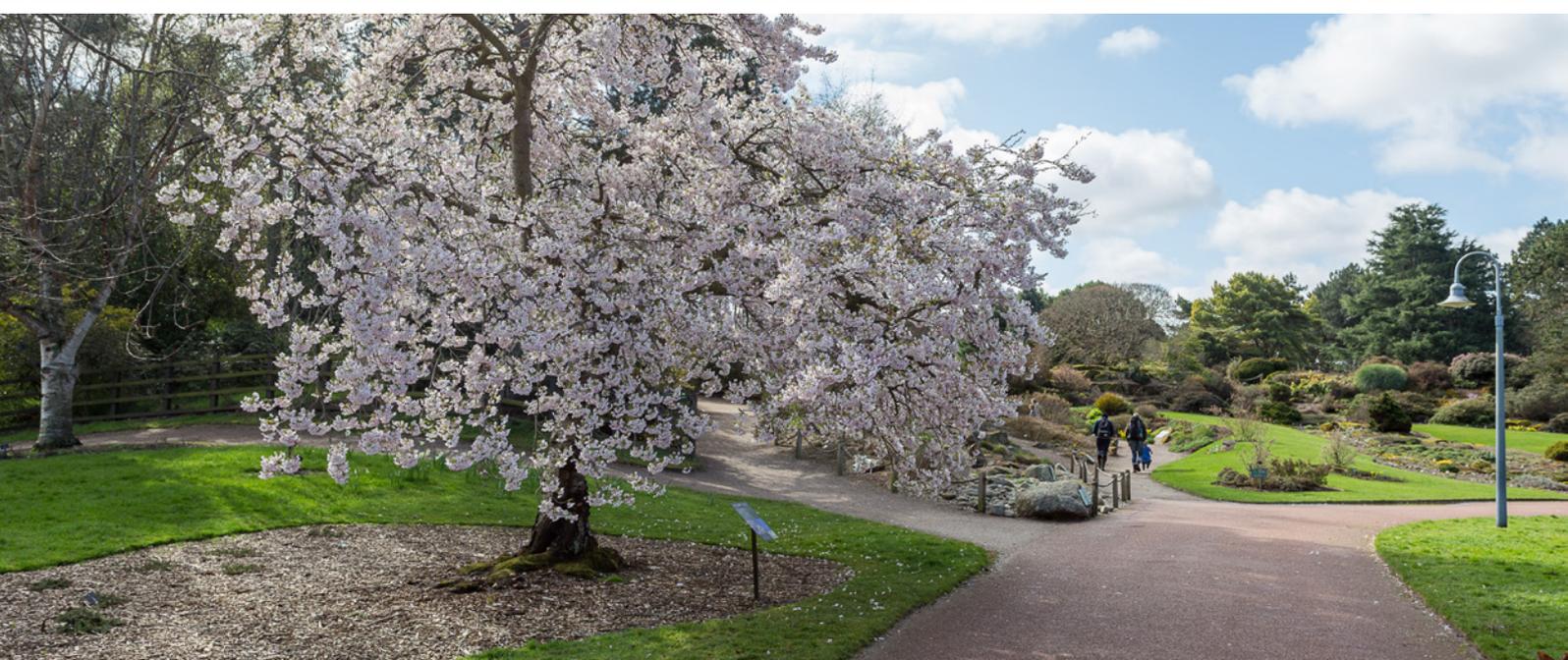
Bedroom 2 3.12m (10'3") x 2.86m (9'5")
 Bathroom 3.12m (10'3") x 1.36m (4'6")

Gross internal floor area (m²): 76m²
 EPC Rating: D



THE LOCATION

Learmonth Court is a beautiful 1930's art deco mansion block in Comely Bank, one of Edinburgh's most sought-after residential areas. Comely Bank is positioned to the northwest of Edinburgh city centre near its main retail and commercial thoroughfares, George Street and Princes Street.





The cosmopolitan district of Stockbridge is only a short walk away offering a superb choice of speciality shops, fashionable bars, quaint coffee shops, delis and boutiques. Locally there is a Waitrose supermarket at Comely Bank and a Sainsbury's supermarket and range of retail stores at Craighleith Shopping Park near Blackhall. There is easy access to the Water of Leith Walkway and cycle path, whilst the open spaces of the Royal Botanic Gardens and Inverleith Park are also within walking distance. Haymarket rail station is close by, and regular public transport provides swift access in and around the city.



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