



1/1 LEARMONTH GARDENS

Comely Bank, Edinburgh, EH4 1HD


McEwan Fraser Legal
Solicitors & Estate Agents



LOCATION

Comely Bank & Stockbridge

Just north of Queensferry Road, Learmonth Gardens is a quiet street which directly overlooks the delightful Learmonth Gardens. Residents enjoy exclusive access to around two acres of gardens which provide a magnificent oasis in the heart of the city. This highly desirable residential area borders Edinburgh's renowned Georgian New Town and

lies close to the Dean Bridge, the numerous amenities of Stockbridge and the West End of Princes Street. Major art galleries, health clubs, prestigious private schools, an excellent primary school, Waitrose supermarket, Grange Cricket Club and tennis/squash courts are all immediately accessible.





LOCATION

Dean Village, West End & Botanic Gardens

The delights of the Royal Botanic Gardens, Inverleith Park and Water of Leith Walkway are also close by. The main railway stations, tramway and the city's new financial district, are a short walk away. Principal arterial roads plus excellent bus services, allow easy access

across the city and beyond. Many of Edinburgh's renowned private schools are also within the vicinity, including The Edinburgh Academy, Fettes College, Stewart's Melville College, Mary Erskine School and St George's School for Girls.



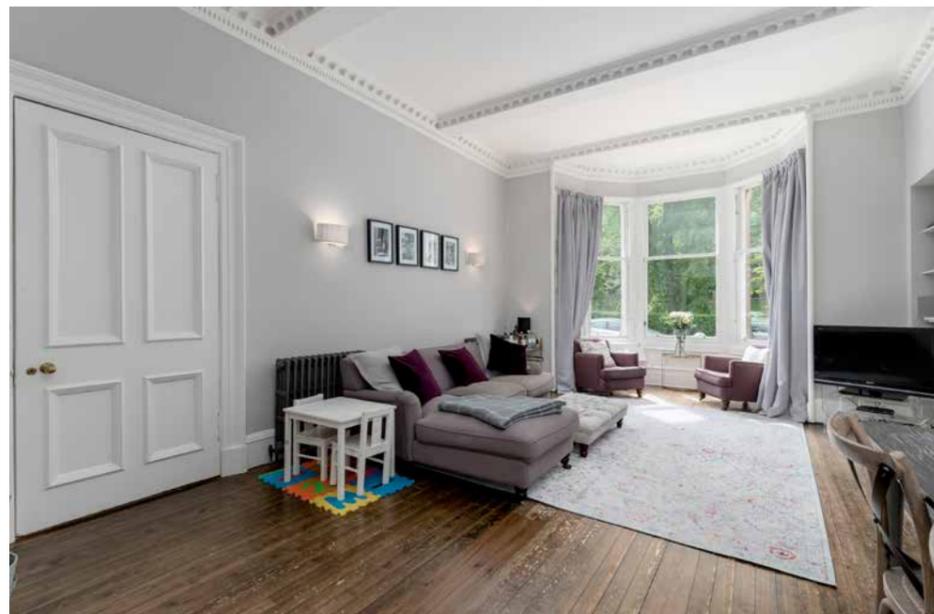


PROPERTY

1/1 Learmonth Gardens

McEwan Fraser is delighted to bring this superb 3/4 bed split-level ground floor and garden flat to the market. The property forms the lower half of a beautiful Victorian townhouse, which has been extensively renovated by the current owners. Occupying a fantastic corner position on Learmonth Gardens and Comely Bank Avenue, the property directly overlooks Learmonth Gardens, a private residents garden

holding close to two acres of landscaped grounds. The property also benefits from its own private garden, which has been well maintained and feels mainly secluded due to not being overlooked to the rear. An end-terrace position means that you can access the property through the shared main door at ground floor level or your private entrance to the side of the building on the garden level.



PROPERTY

Sitting/Dining Room & Kitchen

The ground floor level provides the properties main entertaining space. To the front, you find a simply stunning bay fronted sitting/dining room. The room is focused towards a wood-burning stove and great care has been taken to first retain and then enhance the original period features. The rear wall of the sitting/dining room has been opened to give access to a stylish

modern kitchen overlooking the rear garden. The kitchen has a wonderfully minimalist feel but still offers fantastic prep and storage space which is topped with lovely quartz work surfaces. To complete the ground floor, you have a dual aspect bedroom which would also make a fantastic study.

“...the sitting/dining room has been opened to give access to a stylish modern kitchen...”



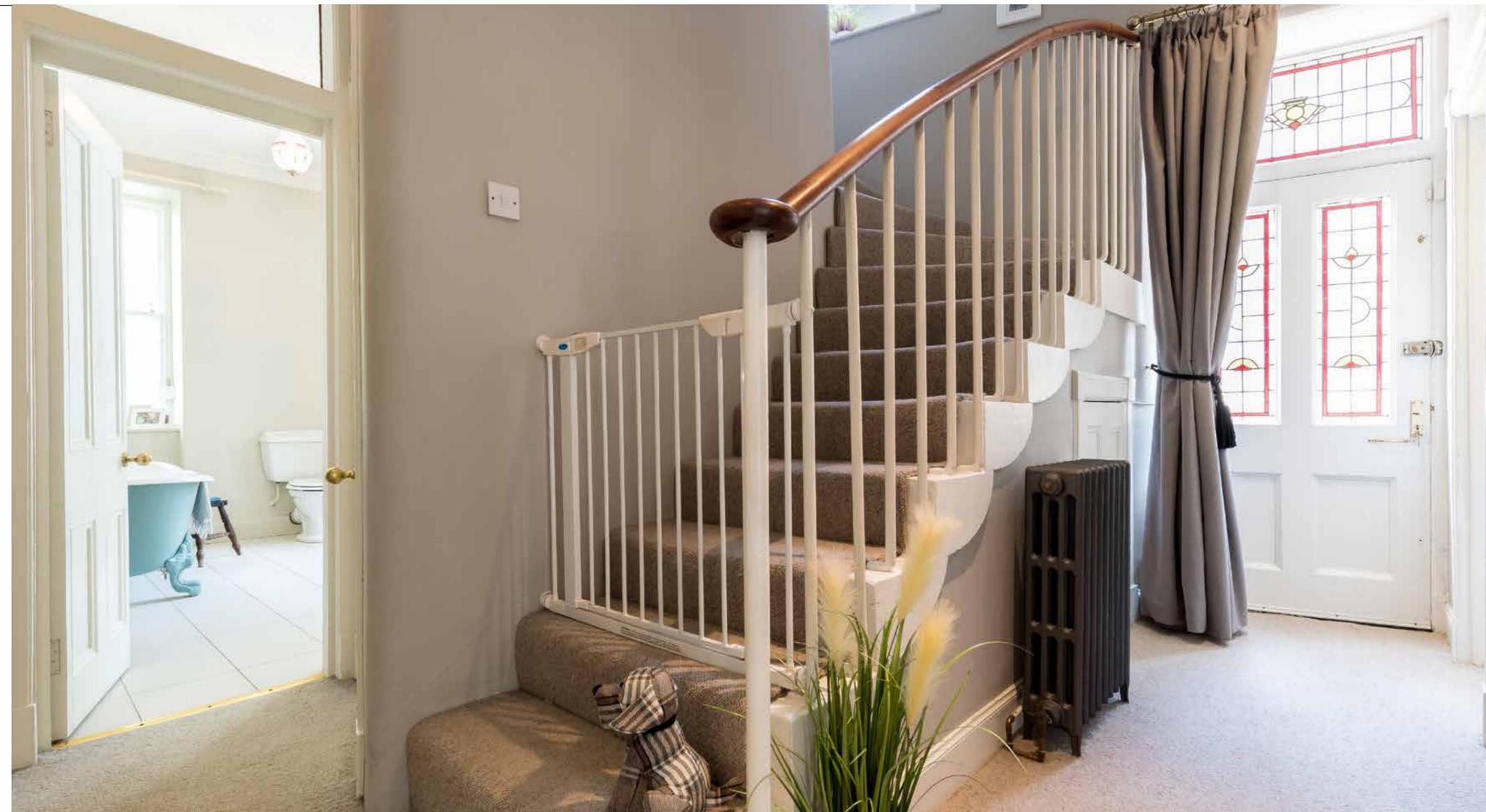
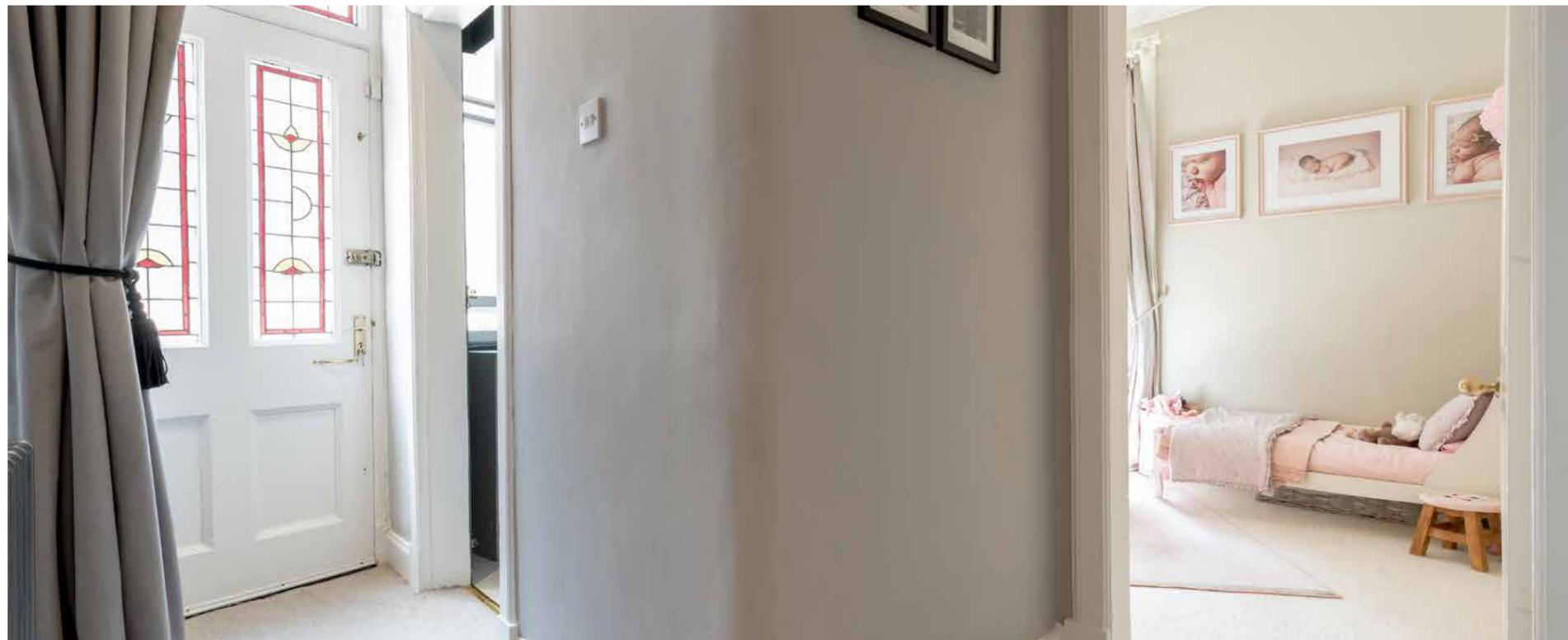


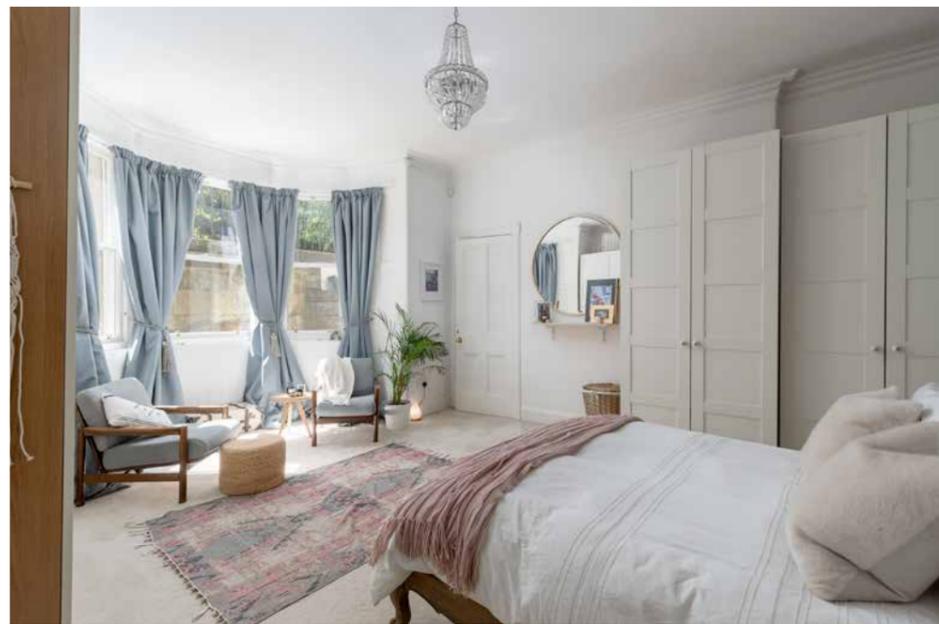
PROPERTY

Bedrooms & Bathroom

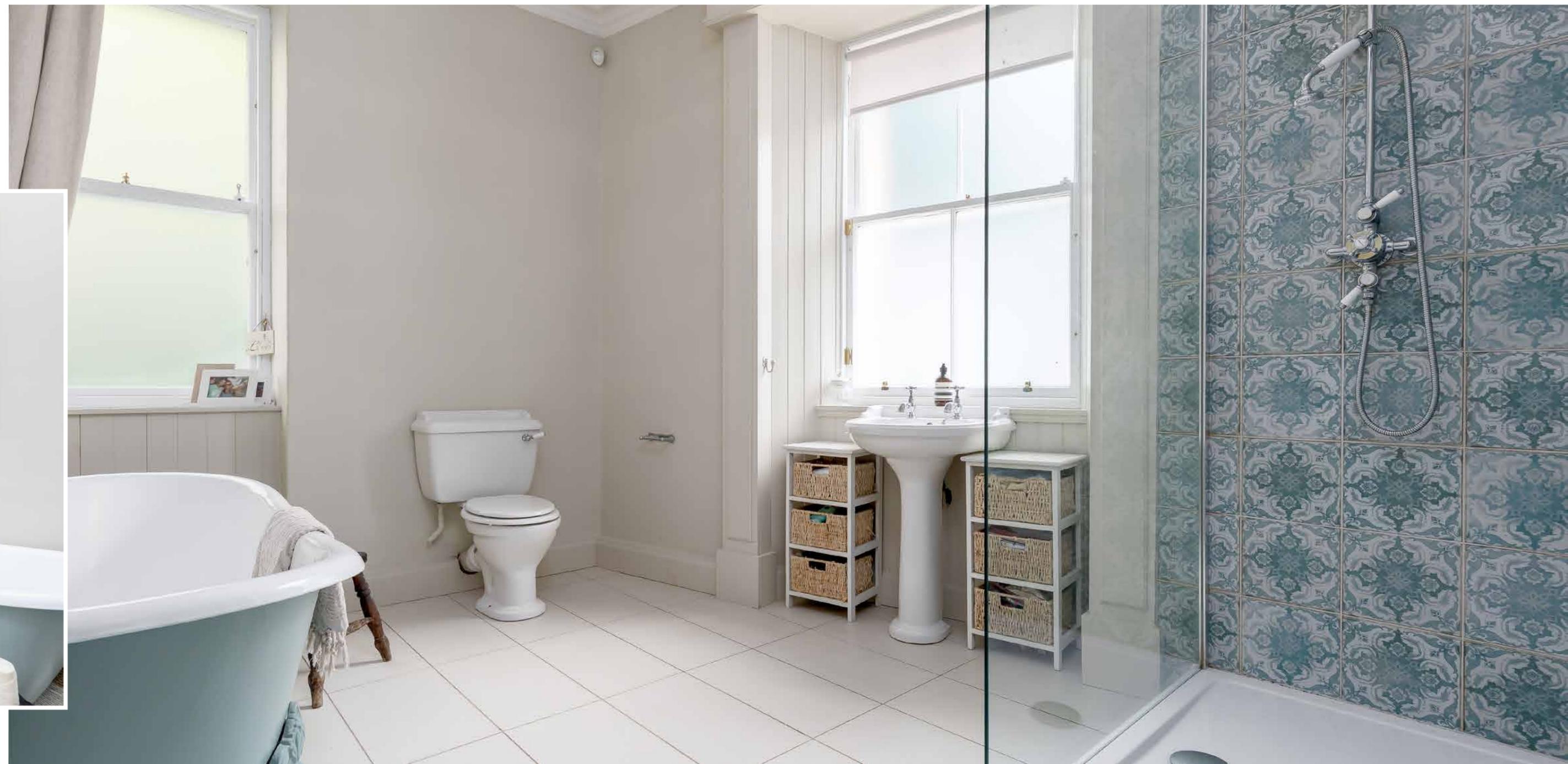
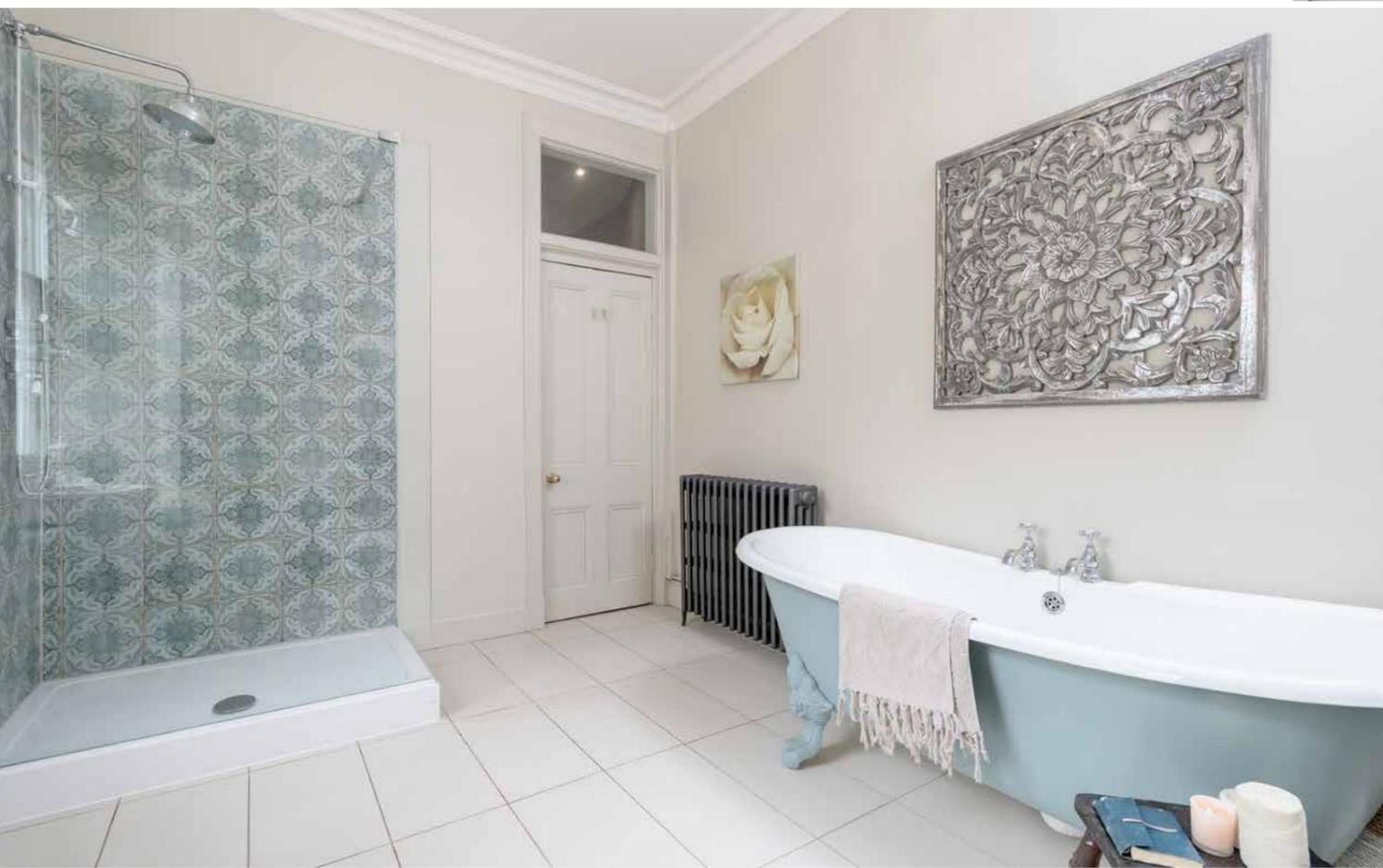
Moving downstairs to the garden level, there are three ample bedrooms and a bathroom. The bay fronted master bedroom is particularly spacious and includes some lovely period detailing. A second double bedroom also faces the front of the property. The final bedroom overlooks the

rear of the property and is currently utilised as a family room. There are double doors opening directly onto a rear patio. There is a large dual aspect bathroom with free-standing bath and separate shower. The internal accommodation is completed by a handy WC.





“...a large dual aspect bathroom with free-standing bath and separate shower...”



PROPERTY

Family Room



PROPERTY

The Garden

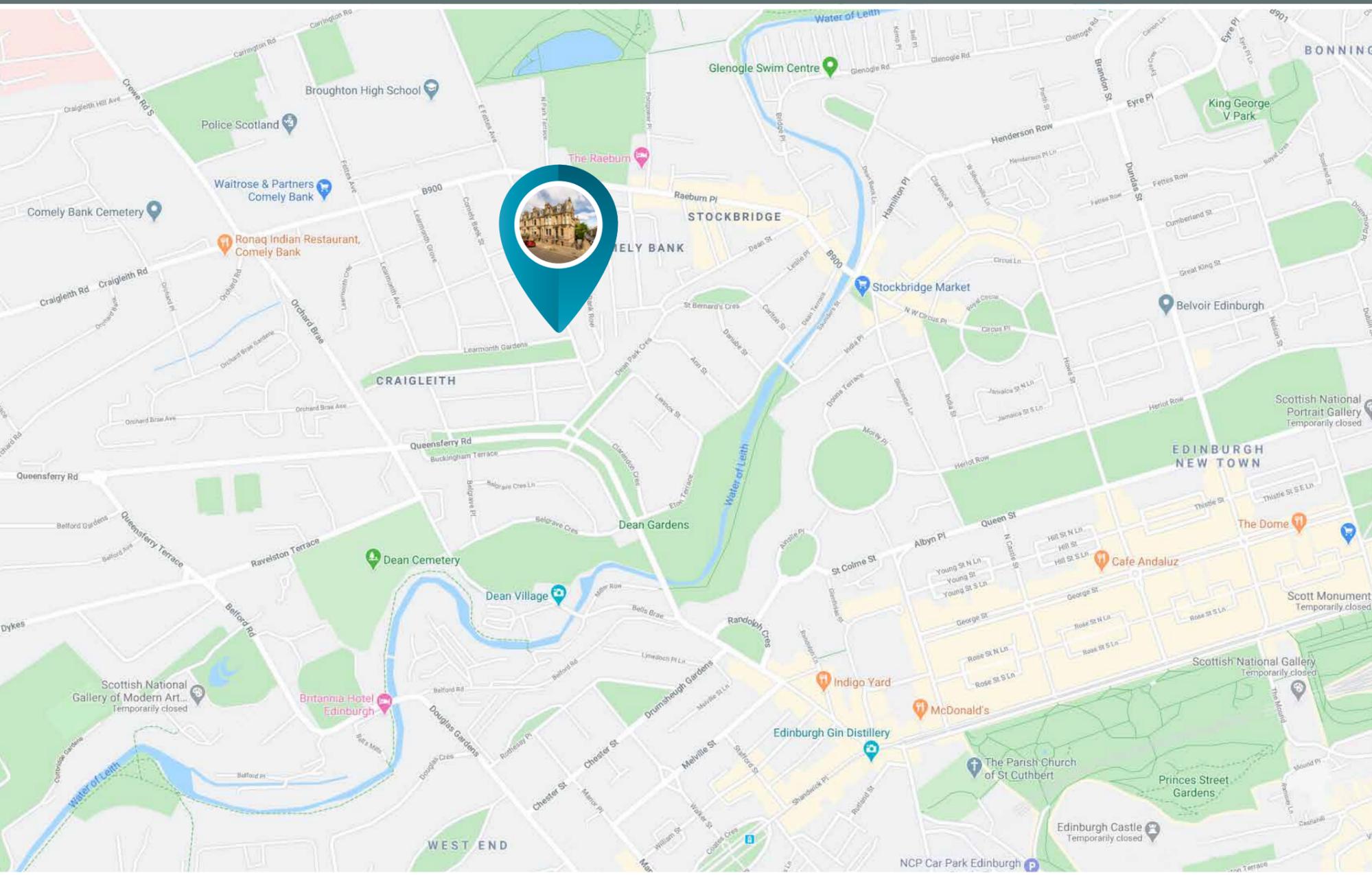
Externally, the rear garden has been tastefully landscaped and finished with a kids play area and dining patio area. The end-terraced position affords side access to the garden and three under pavement cellar.

This is a magnificent property and the end terrace position make the property much more flexible than a typical property of this style. Viewing is highly recommended.



“...the rear garden has been tastefully landscaped and finished with a kids play area and dinning patio area...”

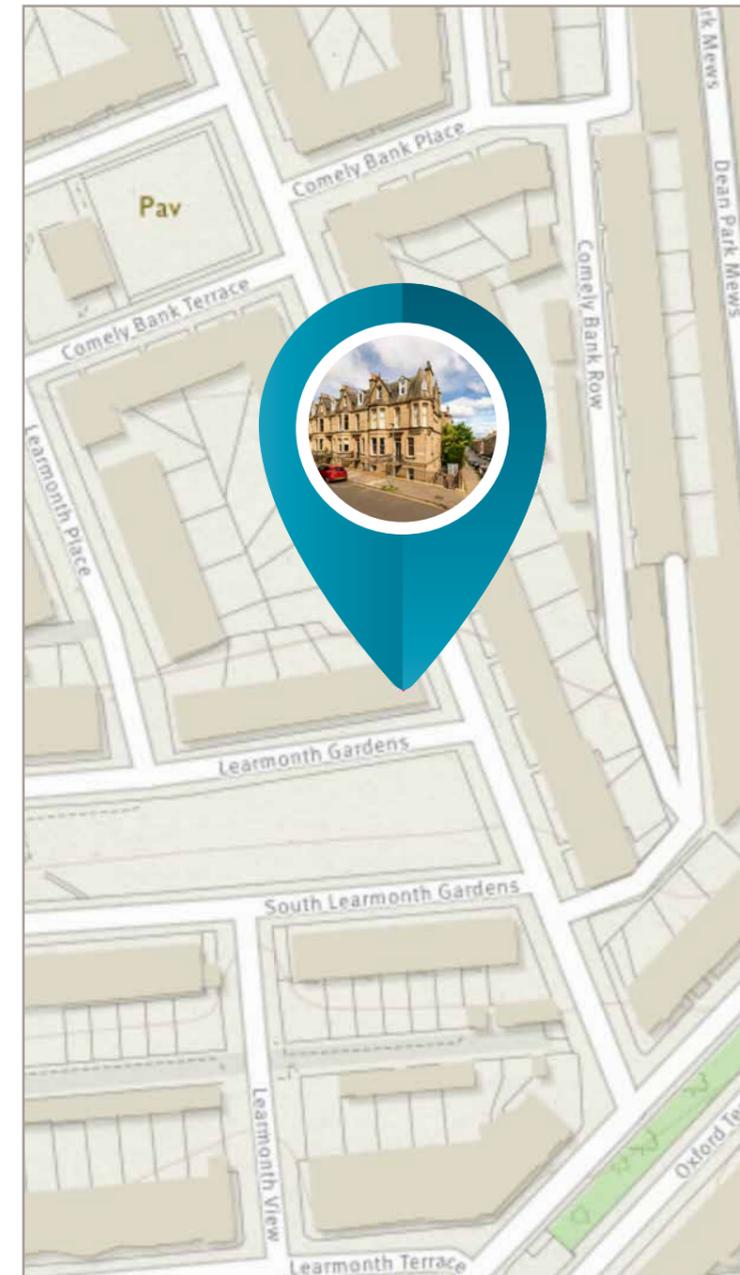
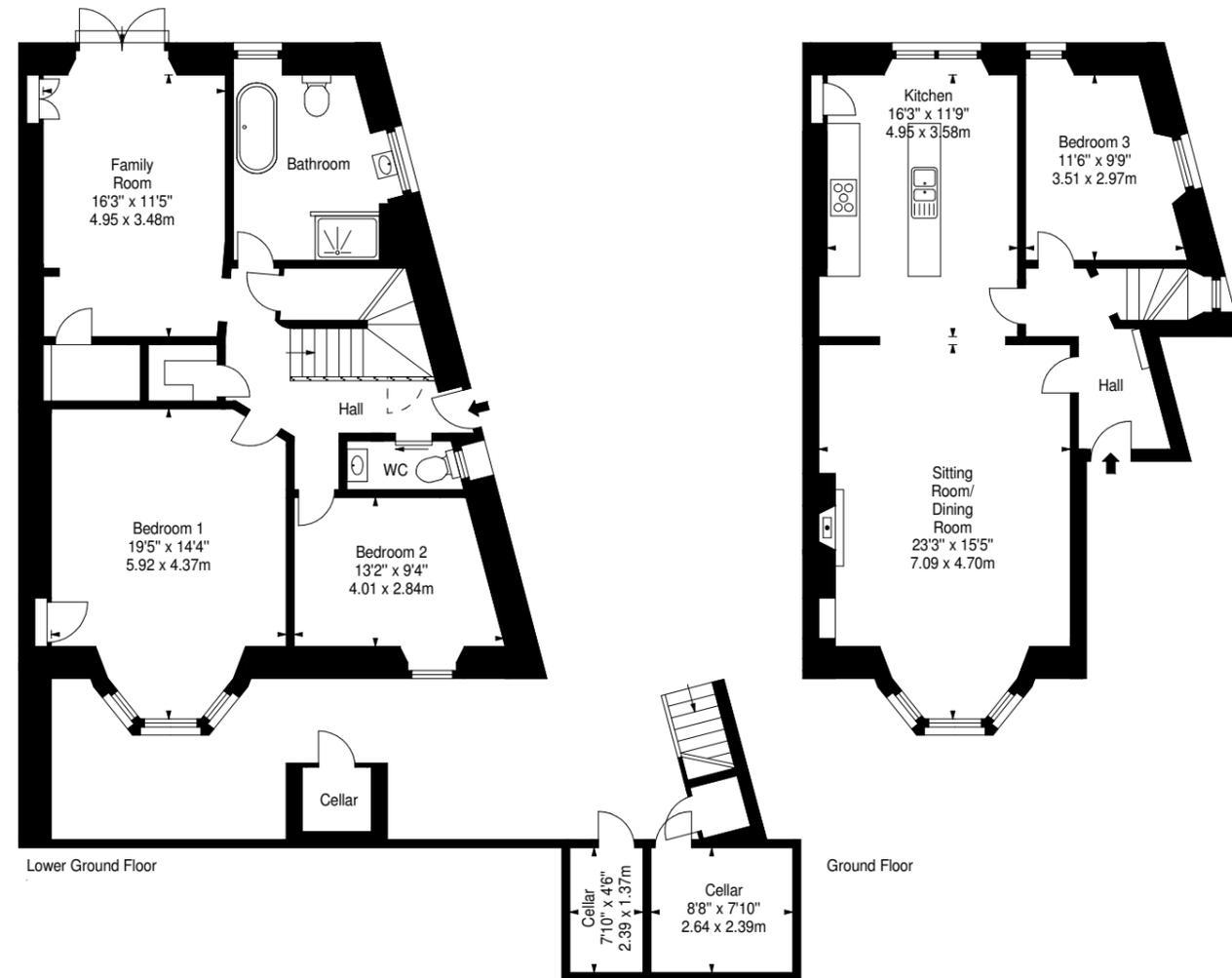




**Learmonth Gardens,
Edinburgh,
Midlothian, EH4 1HD**



Approx. Gross Internal Area
1634 Sq Ft - 151.80 Sq M
Cellars
Approx. Gross Internal Area
135 Sq Ft - 12.54 Sq M
For identification only. Not to scale.
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Learmonth Gardens


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