

# 46/4 Learmonth Crescent

COMELY BANK, EDINBURGH, EH4 1DE



*Immaculate, two bedrooms, two public rooms, top-floor flat in Comely Bank*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

McEwan Fraser Legal is delighted to present this immaculately presented two-bedroom top-floor flat, set within the highly desirable area of Comely Bank, which offers bright, generously proportioned accommodation with a superb standard of finish throughout.

# THE LIVING ROOM



The property benefits from two elegant public rooms, providing excellent flexibility for modern living. The principal reception room is flooded with natural light and offers an inviting space for both relaxing and entertaining. The second public room could serve as a formal dining room, additional sitting room or home office, depending on requirements.

# THE DINING ROOM



# THE KITCHEN



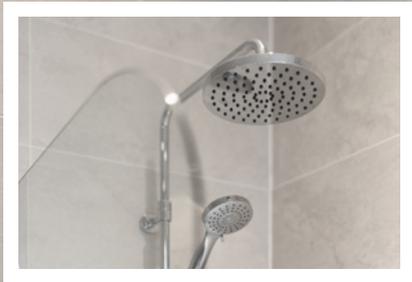
The kitchen is well laid out with ample storage and workspace.





There are two well-proportioned bedrooms, each presented in excellent order. The bathroom is stylish and well-maintained, complementing the overall quality of the home.

# THE BATHROOM



# BEDROOM 1



# BEDROOM 2

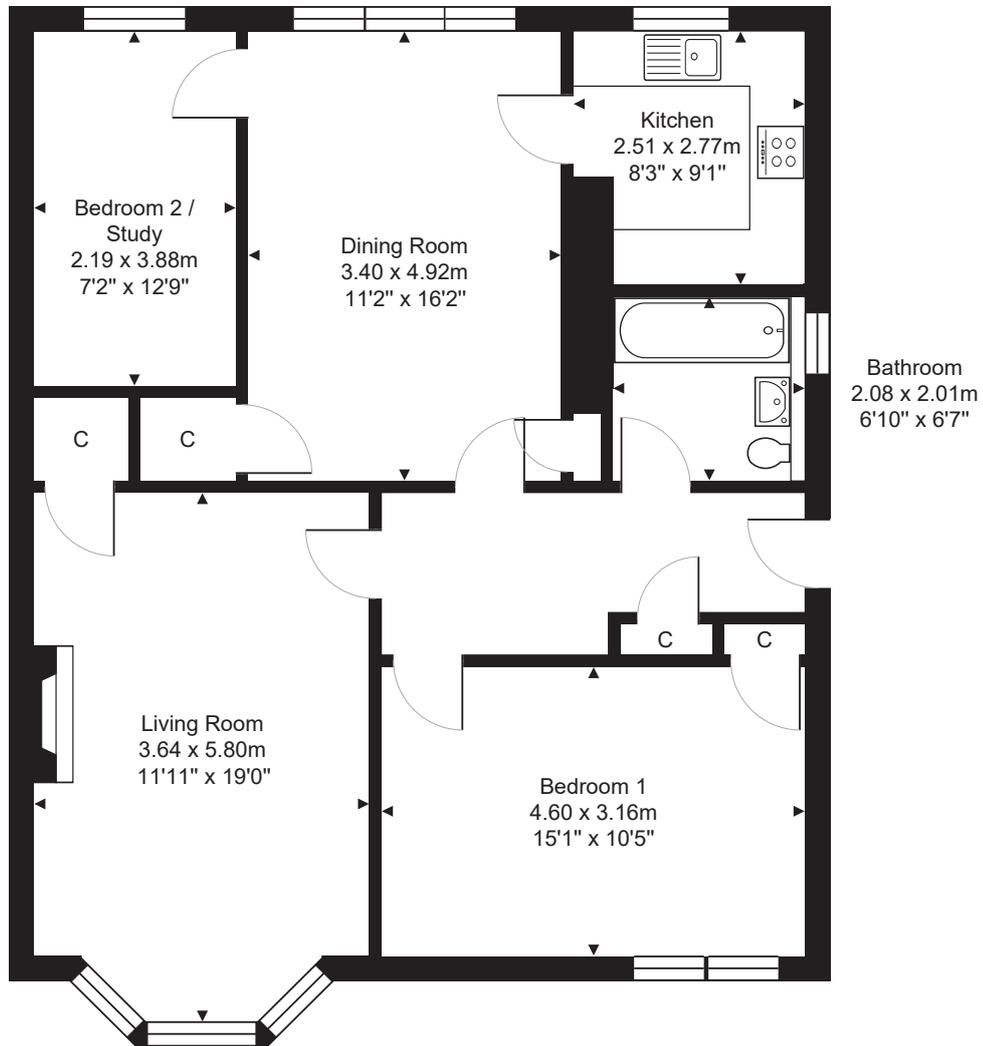


Further benefits include gas central heating and double glazing, ensuring comfort and efficiency all year round. Occupying a top-floor position, the property enjoys a peaceful setting and attractive outlooks. Located in the heart of Comely Bank, with its superb range of local amenities, cafés and transport links, this is a truly exceptional home in walk-in condition.

# EXTERNALS

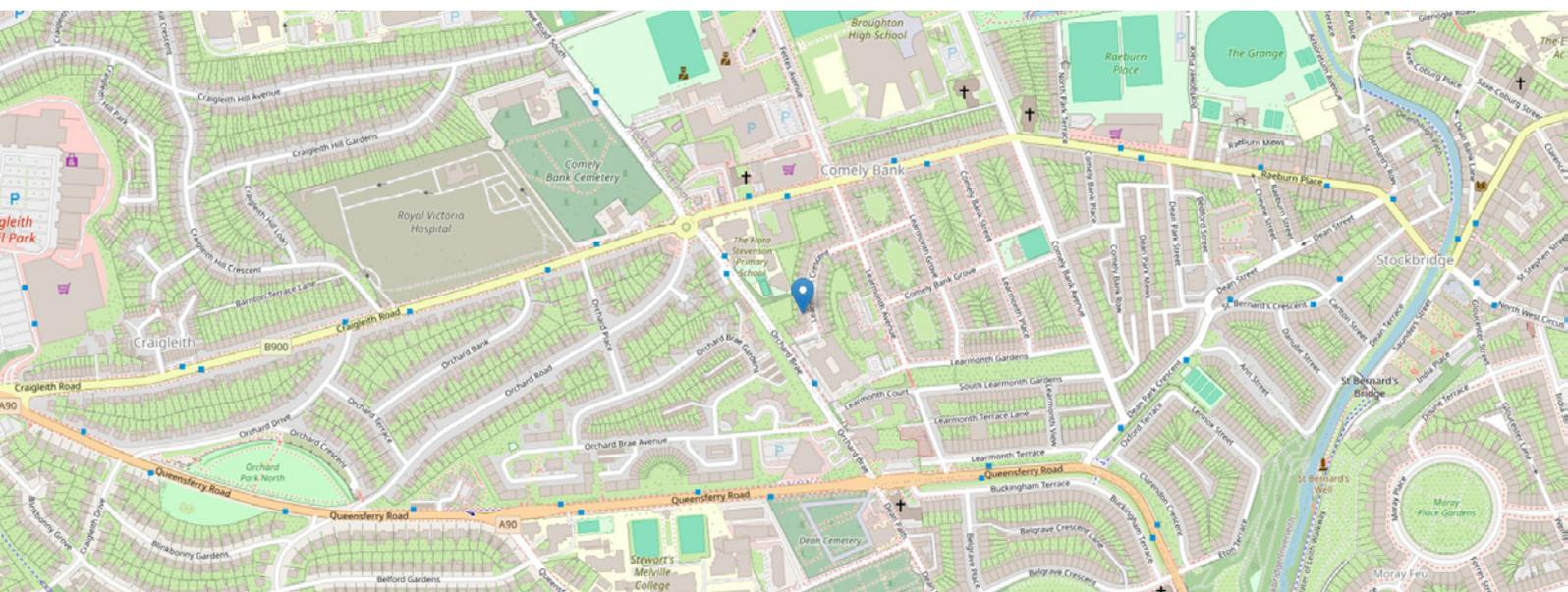


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 86m<sup>2</sup> | EPC Rating: C



# THE LOCATION

Many would consider Stockbridge/Comely Bank to be one of the city's best served suburban shopping centres. As well as all the normal shopping facilities, the area provides some of the most unusual shopping opportunities, as well as a wide choice of banking, building society and post office services. The Waitrose superstore at the far side of Comely Bank alone sets out to satisfy most families' normal daily requirements, but should a more extensive shopping trip be envisaged, it is a simple matter to travel into the city centre itself. Using one of the many and frequent bus services that pass through Stockbridge, Princes Street is often less than five minutes away.





No part of Stockbridge is more than three-quarters of a mile from Princes Street, and for the energetic, this is a relatively easy walk, albeit uphill on the way there. Throughout the area are a number of interesting restaurants and bars. Once the novelty of these has been exhausted, it is easy to take advantage of all that can be provided in the city centre itself, especially those facilities concentrated around the West End.

This is the site of the Usher Hall, the Lyceum and Traverse Theatres, as well as a number of cinemas, including the Film House. For those who prefer their recreational facilities to be in the open air, Inverleith Park is within very easy reach, whilst the Royal Botanic Gardens lie adjacent. Nearby are Princes Street Gardens, whilst from Warriston, the routes of a number of Edinburgh's old railway lines radiate out to provide fascinating and almost country-like walks throughout unvisited parts of the city.

All things considered, Stockbridge is a residential district of considerable appeal, well served locally and within the easiest possible reach of all that can be provided by the city centre.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



Text and description  
**JAMIE MCINTOSH**  
Surveyor



Layout graphics and design  
**ALLY CLARK**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.