

13 Learmonth Crescent

COMELY BANK, EDINBURGH, EH4 1DD



*IMMACULATE 3-BED COMELY BANK FLAT
WITH CHIC INTERIORS AND OUTDOOR SPACE*



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McEwan Fraser Legal is delighted to present this exceptional three-bedroom main door flat, situated in the highly desirable Comely Bank area of Edinburgh. This stunning home seamlessly combines period charm with contemporary luxury, having been thoughtfully renovated to an impressive standard throughout.

The property boasts beautifully landscaped front and rear gardens, complete with remote-controlled integrated outdoor lighting, a water feature, an outdoor heater and stylish porcelain paving, creating the perfect space for relaxing or entertaining.

Inside, the flat offers an inviting and spacious layout, finished with high-quality watertight laminate flooring throughout most of the property. The bright and elegant living spaces retain classic period features, including high ceilings, while the master bedroom enjoys a striking bay window and a beautiful period fireplace.



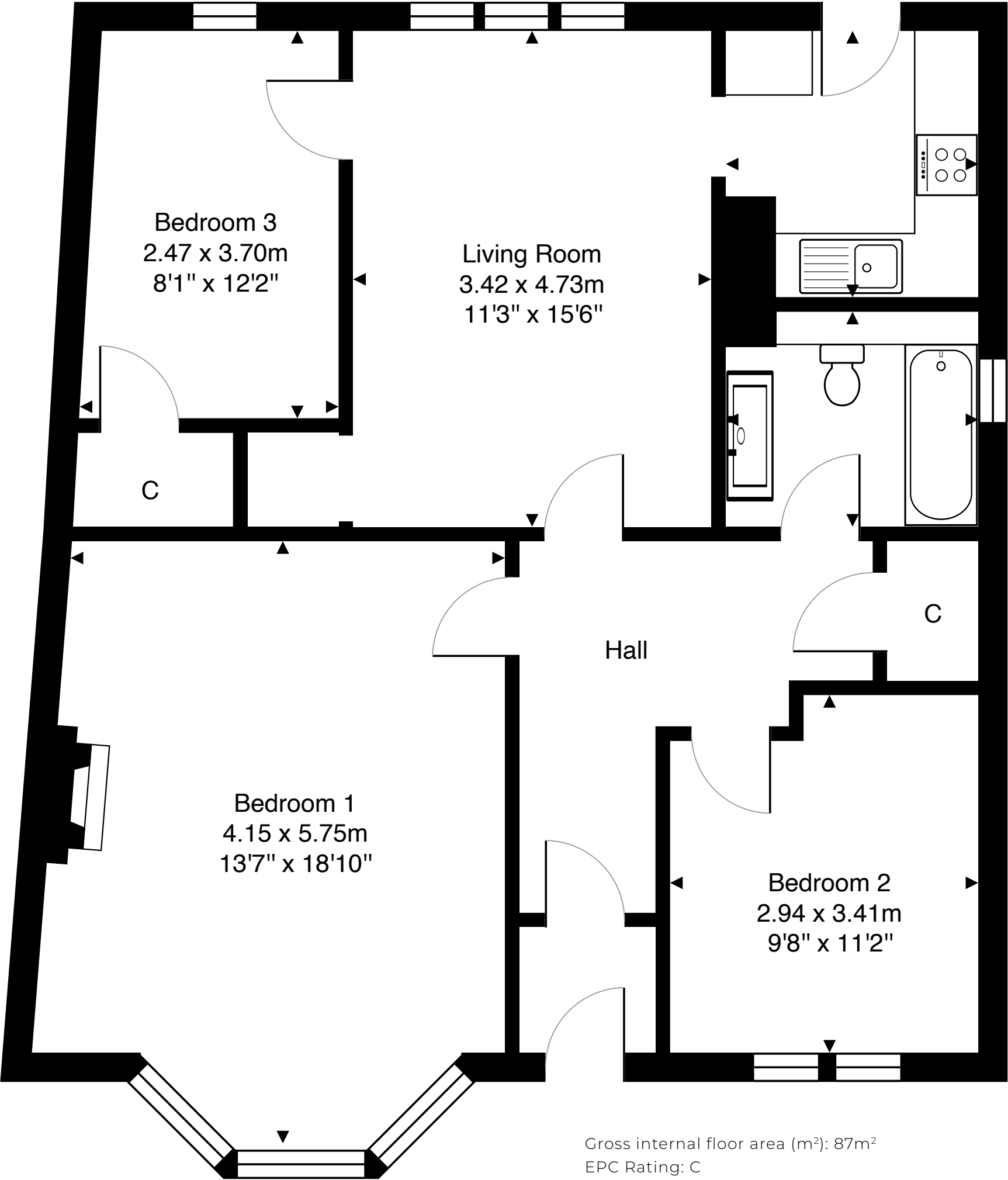


The newly fitted bathroom is sleek and modern, offering both style and comfort, and the kitchen provides ample workspace and storage, ideal for contemporary living. The property also benefits from recently installed double-glazed, A-rated energy-efficient UPVC sash and case windows throughout and a matching high-performance back door for added warmth and efficiency.











Externally, the property features a private front entrance and enjoys access to both the front and rear gardens, offering versatile outdoor living.

Comely Bank is one of Edinburgh's most sought-after neighbourhoods, renowned for its elegant architecture, peaceful atmosphere and close proximity to the vibrant cafés, boutiques and restaurants of Stockbridge. Excellent transport links and easy access to the city centre further enhance the appeal of this truly remarkable home.

Early viewing is highly recommended to appreciate the quality, finish and location on offer.

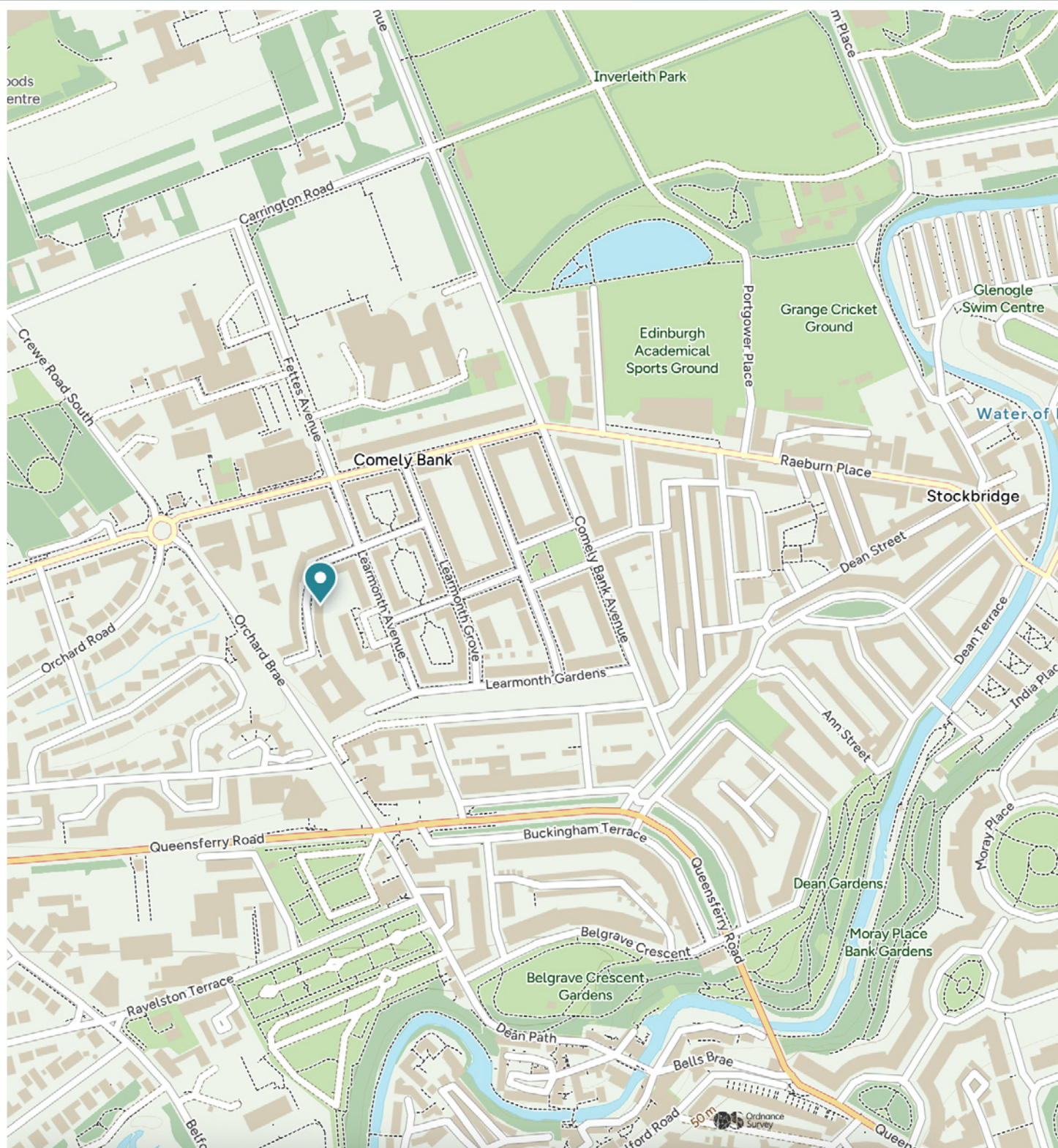


Nestled just north of Edinburgh's bustling city centre, Comely Bank is a sought-after residential haven that perfectly blends urban convenience with village charm. This desirable neighbourhood is characterised by its elegant Victorian and Georgian sandstone tenements and detached villas, which line quiet, leafy streets, creating an atmosphere of timeless appeal and established comfort.

Residents enjoy a vibrant and self-contained community, with a charming selection of local butchers, bakeries, cafes, and independent shops on Comely Bank Avenue and Raeburn Place just a short stroll away. The area is a stone's throw from the expansive green spaces of Inverleith Park and the world-renowned Royal Botanic Garden, offering idyllic settings for leisurely walks and family outings.

With excellent local schools and efficient transport links into the heart of the city, Comely Bank offers an unparalleled quality of life. It presents a rare opportunity to enjoy a peaceful, friendly neighbourhood, all while being mere minutes from the capital's financial, cultural, and commercial hubs. Discover a perfect balance of community spirit and city living in this most comely of Edinburgh suburbs.





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