



10 (1F1) Learmonth Crescent, Edinburgh, EH4 1DE
Bright and spacious three bed first floor flat, close to excellent amenities

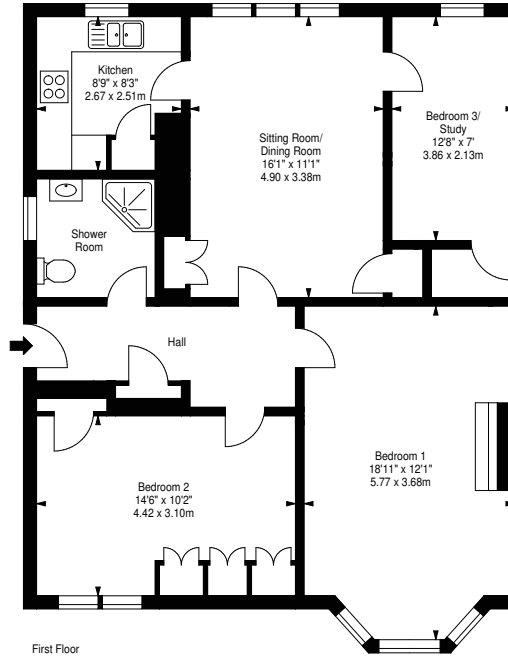
URQUHARTS
EDINBURGH



Flat 1,
10 Learmonth Crescent,
Edinburgh, EH4 1DE



Approx. Gross Internal Area
915 Sq Ft - 85.00 Sq M
For identification only. Not to scale.
© SquareFoot 2021



DESCRIPTION

10 (1F1) Learmonth Crescent is a bright and spacious three-bedroom first floor flat situated in the desirable Comely Bank area. The location is superb with excellent local amenities and schools and is a within walking distance from the city centre and surrounding areas. The property could benefit from cosmetic upgrading throughout and offers versatile accommodation with its layout to suit a range of buyers.

Entrance hall; bright sitting room / dining room with feature fireplace, triple windows overlooking the rear garden, kitchen and bedroom three / study off; fitted kitchen with

wall & base units and appliances; two double bedrooms, one with bay window and feature fireplace; and a shower room

ACCOMMODATION

Entrance hall. Sitting room/Dining room. Kitchen. Two double bedrooms. Bedroom 3/Study. Shower room.

Gas central heating. Double glazing. Well-maintained, secure communal rear garden. Residents permit and pay & display on street parking.

LOCATION

Learmonth Crescent is situated in Comely Bank, a highly sought-after residential area to the west of the city centre and neighbouring vibrant Stockbridge with its excellent amenities including specialist shops, fashionable bars, bistros, restaurants, cafés, delis, boutiques, and banking facilities. Within walking distance, there is also a Waitrose supermarket and nearby Craighleith Retail Park has further retail outlets including a Sainsbury's, Marks & Spencer, and Boots. The Western General Hospital and Police Scotland at Fettes are within walking distance for those working in these sectors. A regular bus service runs to and from the

city centre and surrounding areas. Recreational amenities in the area include the Dean Bowling Club, Water of Leith Walkway and Cycle Path, Royal Botanic Gardens, Inverleith Park and Glenogle Swim Centre, and the Modern Art and Dean Galleries are also easily accessible. The City Bypass can be reached via Queensferry Road on the A90 providing links with the main motorway network, Edinburgh Airport and the Forth Road Bridge/Queensferry Crossing. There are excellent local schools in both state and private sector nearby, including Flora Stevenson, Broughton High School, Fettes College, Stewarts Melville, and Edinburgh Academy.

INCLUDED IN SALE

All fitted floor coverings, light fittings, and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band E

The property has an Energy Rating Category C



NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.



Urquharts
Property and Law
16 Heriot Row, Edinburgh EH3 6HR
Telephone 0131 556 2896 · Email enquiries@urquharts.co.uk · Fax 0131 556 0046
www.urquharts.co.uk