



Solicitors & Estate Agents



Offers Over

£370,000

40/1 Learmonth Crescent

Comely Bank | Edinburgh | EH4 1DE

Bright, versatile first-floor flat, ideally located in the highly sought after area of Comely Bank.. Positioned on the edge of vibrant Stockbridge and just moments from the open green spaces of Inverleith Park, the property also offers easy access to the city centre, making it a prime choice for a wide range of buyers.

-  2/3 Bedrooms
-  1/2 Public Rooms
-  1 Shower room
-  Permit Parking
-  Shared Rear Garden
-  EPC Rating – D
-  Council Tax Band - E



Description

Located within close walking distance to the wide range of amenities and attractions of Stockbridge, this well proportioned first floor flat forms part of a tenement building in the desirable area of Comely Bank. The interior is extremely versatile offering a layout that can be used as three bedrooms and one public room, or two bedrooms and two public rooms.

The bright accommodation comprises – welcoming hallway, reception/dining room with a pleasant leafy outlook to the rear, fitted kitchen, sitting room/bedroom one with bay window, two further double bedrooms and a stylish shower room.



Extras

All fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen.

Gardens & Parking

There is a well maintained communal garden to the rear and on street there is residents' permit parking.

Viewing

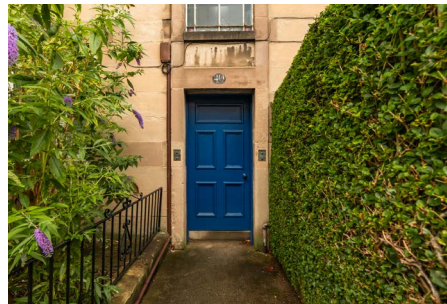
By appointment through Neilsons 0131 625 2222.





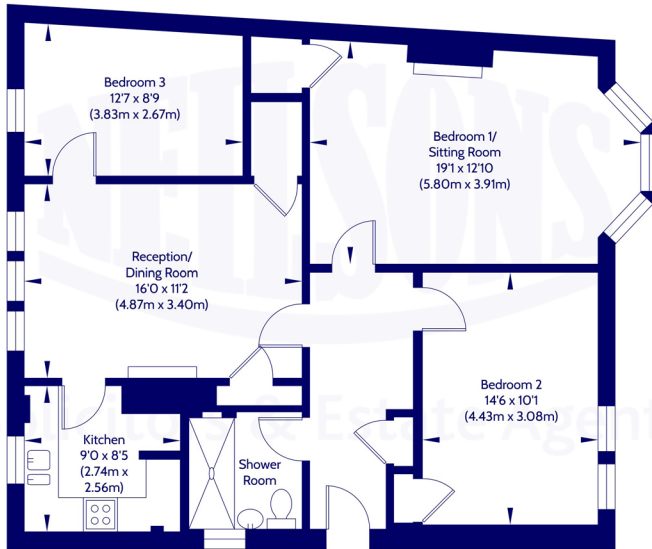
Location

Comely Bank and the neighbouring district of Stockbridge offer a superb choice of specialty shops, fashionable bars, quaint coffee shops, delis and boutiques. Locally there is a Waitrose supermarket on Comely Bank Road itself and a Sainsbury's supermarket and a range of retail stores at Craighleith Retail Park. 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. The Drumsheugh Baths Club is situated nearby in Belford Road whilst the Edinburgh Sports Club, Dean Tennis Club and the Scottish National Gallery of Modern Art are located in the Dean Village. Haymarket rail station is close by and regular public transport provides swift access in and around the city.





Approx. Gross Internal Floor Area 87 Sq M / 942 Sq Ft.



1st Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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