

COULTERS[©]

21, 2F1 LEARMONTH GARDENS

COMELY BANK, EDINBURGH, EH4 1HA

 4 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Situated in a desirable residential location in Edinburgh's sought-after Comely Bank, this beautifully presented second-floor flat forms part of an attractive 1930s tenement building. Well proportioned throughout, the property enjoys a dual aspect, with a south-facing sitting room filled with afternoon light and an east-facing kitchen and dining room that catches the morning sun.

Lovingly upgraded and maintained by the current owners, the home retains a wealth of period character, including beautifully preserved original flooring.

KEY FEATURES



Immaculately presented, well finished second floor flat.



Four bright double bedrooms.



Large shared garden to the rear.



On street residents' permit holder parking.



Excellent local schools nearby.



Independent shops, cafes and restaurants a short stroll away.



EPC Rating - C



Council Tax Band - E



A large and welcoming central hallway provides access to the accommodation and leads through to the delightful south-facing sitting room. Generously proportioned and flooded with natural light, the room features a bay window and an attractive fireplace which creates a lovely focal point.

The stylish modern fitted kitchen is particularly well appointed, with extensive wall and base-mounted cabinetry incorporating a five-ring gas hob, electric oven, dishwasher and washing machine, together with a freestanding fridge freezer. There is excellent space for a large dining table and chairs, providing a wonderful setting for relaxed dining while enjoying the elevated outlook.



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MORE INFORMATION

The principal bedroom overlooks the front of the property and benefits from recessed shelving and cabinetry, providing useful additional storage. There are three further impeccably presented double bedrooms, all bright and well proportioned. An elegant bathroom completes the accommodation, featuring a double-ended bath with shower over, two wash hand basins, WC and heated towel rail, with sophisticated stone wall tiling.

The property benefits from double glazing and gas central heating, providing heating and hot water.

To the rear is an extensive shared garden, predominantly laid to lawn and bordered by established trees and shrubs. The property also benefits from use of an external storage shed, shared with Flat 1F2.

Residents can also apply for access to Learmonth Gardens for an annual fee of approximately £60. Permit and metered parking is available on the street, with public EV charging points located nearby on Comely Bank Avenue.

The building has recently undergone a comprehensive programme of roof, chimney, leadwork and stonework renewal together with drainage works, completed in 2026 and covered by a twenty-year workmanship guarantee which transfers to a purchaser.

EXTRAS

All white goods are included. Furniture, light fittings and accessories shown form part of the staging and are excluded from the sale.







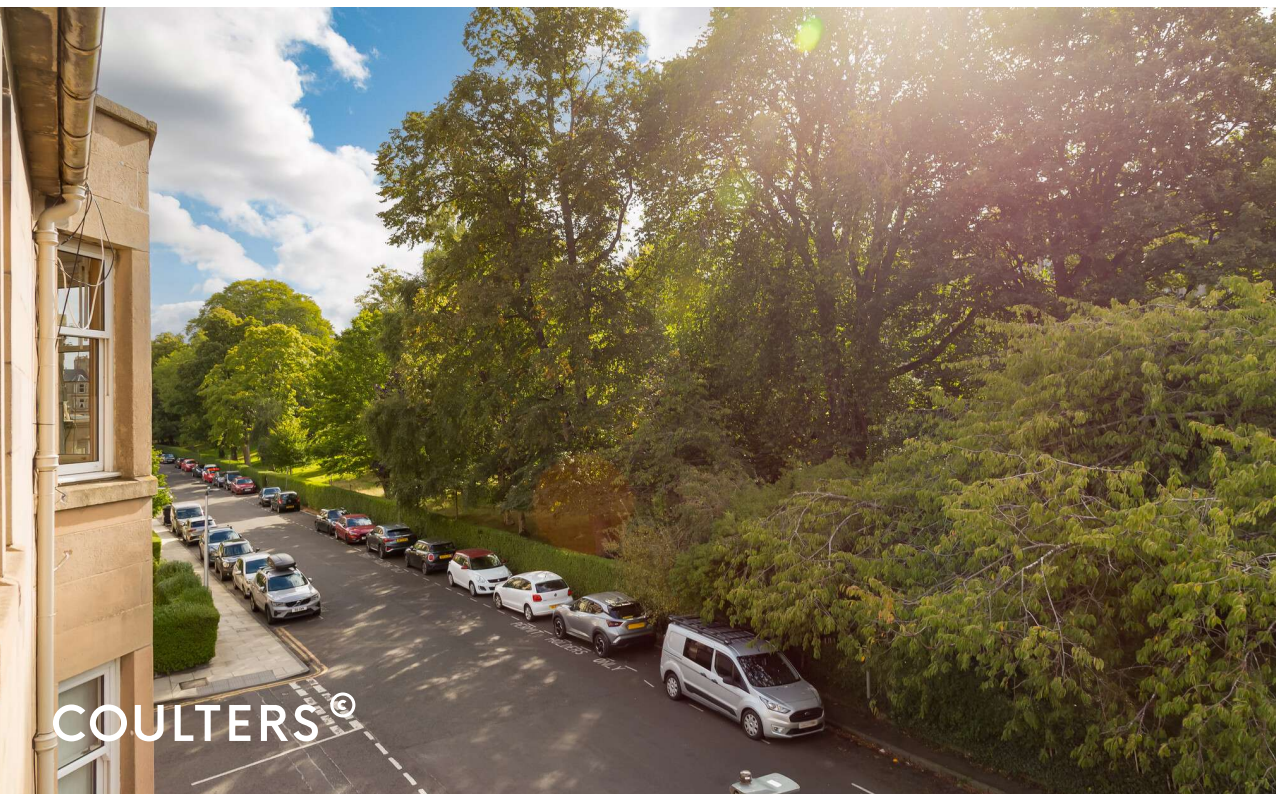
THE LOCAL AREA

Tranquil Comely Bank is conveniently nestled beside vibrant Stockbridge and the prestigious West End. There is a fantastic choice of local amenities on the doorstep including cafes, restaurants and independent shops. Inverleith Park, the picturesque Water of Leith and the world-class Royal Botanic Garden are all just a pleasant walk away.

Everyday shopping needs are well-catered for by a large Waitrose within Comely Bank along with Craighleith Retail Park which offers more extensive shopping with a wide variety of retail stores including a large Sainsbury's supermarket and Marks & Spencer.

The property lies within the catchment area for Flora Stevenson Primary School, St Mary's RC Primary School, Broughton High School and St Thomas of Aquin's High School. Private schooling options including The Edinburgh Academy, Fettes College and Erskine Stewarts Melville Schools are all in close proximity.

Whilst accessible by foot, the area is well-served by regular bus services to the City Centre, Waverley Train Station, Edinburgh Bus Station, and the tram link to Edinburgh International Airport.



Learmonth Gardens, EH4 1HA



Approx. Gross Internal Area
1213 Sq Ft - 112.69 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Second Floor

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.