

Thorntons
The right way to move

61 Learmonth Court, Edinburgh
EH4 1PD

1

2

1

EPC
D

Thorntons Property | Edinburgh | 65 Haymarket Terrace, Edinburgh, EH12 5HD | 0131 297 5980 | Edinea@thorntons-law.co.uk







## Summary

Beautifully presented fourth-floor apartment within the highly popular Comely Bank district, comprises an impressive living and dining room with sunny dual aspect to south and west, a stylish modern kitchen, two double bedrooms and a bathroom with smart three piece suite. Additional benefits include double glazing, lift access, secure entry, resident caretaker, communal gardens and residents' car parking is available with further permit parking on street. The building is factored by Trinity. The cost is approx. £166 per month which includes the cost of the caretaker, buildings insurance and a constant supply of hot water and bathroom heating.

## Features

- Beautifully presented fourth-floor apartment
- Bright and spacious living/dining room
- Stylish modern kitchen
- Two double bedrooms
- Contemporary bathroom
- Communal gardens and residents' parking
- Electric heating and double glazing

## Room Measurements

Living/Dining Room 20'10" x 11'3" (6.34m x 3.43m)
Kitchen 14'2" x 5'7" (4.31m x 1.71m)
Bedroom 1 17'0" x 10'10" (5.17m x 3.30m)
Bedroom 2 10'7" x 9'4" (3.22m x 2.84m)
Bathroom 10'7" x 5'5" (3.22m x 1.65m)

Beautifully presented fourth-floor apartment within the highly popular Comely Bank district, just moments from Stockbridge, Inverleith Park and the Royal Botanic Gardens













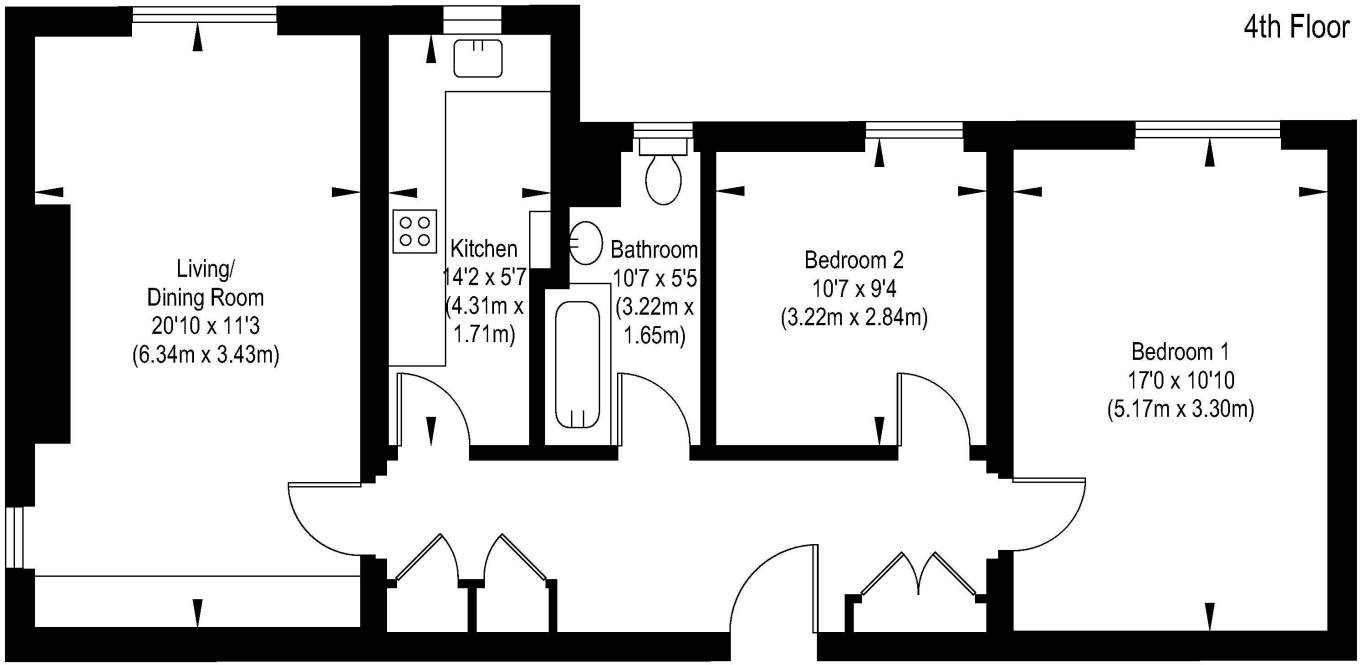


The accommodation is particularly well placed for access to Edinburgh's city centre and benefits from regular public transport services, making it ideal for professionals, downsizers and investors



# Floorplan

Approx. Gross Internal Floor Area 76 Sq M / 814 Sq Ft.




Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 www.planography.co.uk

While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

# Thorntons

The right way to move

100% TRANSPARENCY
Thorntons GUARANTEE
NO HIDDEN COSTS

## Our Branches

**ANSTRUTHER**
5A Shore Street, Anstruther, KY10 3EA
01333 310481
anstrutherea@thorntons-law.co.uk

**ARBROATH**
Brothockbank House, Arbroath, DD11 1NE
01241 876633
arbroathea@thorntons-law.co.uk

**BONNYRIGG**
3-5 High Street, Bonnyrigg, EH19 2DA
0131 663 7135
bonnyriggea@thorntons-law.co.uk

**EDINBURGH**
Citypoint, 3rd Floor, 65 Haymarket Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinburghea@thorntons-law.co.uk

**CUPAR**
49 Bonnygate, Cupar, KY15 4BY
01334 656564
cuparea@thorntons-law.co.uk

**DUNDEE**
Whitehall House, 33 Yeaman Shore, Dundee DD1 4BJ
01382 200099
dundeeea@thorntons-law.co.uk

**FORFAR**
53 East High Street, Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk

**PERTH**
7 Whitefriars Crescent, Perth, PH2 0PA
01738 443456
perthea@thorntons-law.co.uk

**INVERNESS**
Kintail House, 2 Sir Walter Scott Drive, Inverness, IV2 3BW
01463 383977
genea@thorntons-law.co.uk

**ST ANDREWS**
19–21 Bell Street, St Andrews
01334 474200
standrewsea@thorntons-law.co.uk

Thorntons is a trading name of Thorntons Law LLP Regulated by The Law Society of Scotland