



53 Learmonth Court

Craigleith, EH4 1PD

- Hallway with storage
- Sitting room
- Kitchen
- 2 double bedrooms
- Bathroom
- Attractive Art Deco building
- Central location
- Lift access
- Communal grounds
- Private residents' parking and permit parking

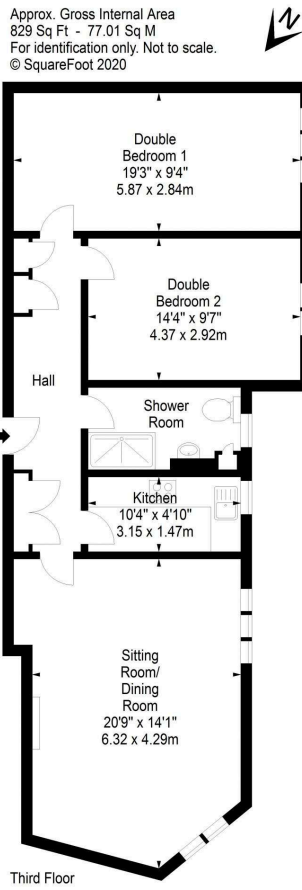
A delightful 2 bedroom 3rd floor flat with private parking

Description

53 Learmonth Court is a delightful third floor apartment which is tastefully presented and generously proportioned throughout. The property benefits from an attractive and well maintained common entrance hall also offers lift access from the front of the building.

Location

Learmonth Court is in close proximity to many of the capital's finest shops and restaurants as well as its main retail and commercial thoroughfares of George Street and Princes Street. The cosmopolitan district of Stockbridge is only a short walk away offering a superb choice of speciality shops, fashionable bars, quaint coffee shops, delis and boutiques.



Locally there is a Waitrose supermarket at Comely Bank and a Sainsbury's supermarket and range of retail stores at Craigleith Shopping Park near Blackhall. 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. Haymarket rail station is close by and regular public transport provides swift access in and around the city.

Fixtures and Fittings

All fitted carpets, curtains and light fittings are included in the sale as are the integrated appliances and white goods in the kitchen. Some items of furniture may be available by separate negotiation.

Management

The building is factored by Myreside Management Ltd in partnership with the Learmonth Court Residents' Association. A quarterly charge includes the cost of the caretaker, buildings insurance and a constant supply of hot water and bathroom heating.

EPC Rating

Home Report

The Home Report is available to download from our website www.simpsonmarwick.com. The condition of the property and any material matter is disclosed in the Home Report.

Note: Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested and no warranty is given as to their compliance with Regulations.