



213 Learmonth Gardens, EH4 1HA, Comely Bank, Edinburgh City Centre

Fantastic unfurnished 2nd floor, 4 bedroom flat ideally located within short walking distance of the West End
Fantastic 4 bedroom unfurnished 2nd floor flat ideally located within short walking distance of the West End. Consists of; 4 double bedrooms, bathroom, spacious living room and dining kitchen which comes with dining furniture and brand new white goods and the property has been freshly decorated throughout. Situated in one of Edinburgh's most sought-after areas, also a short walk away from the ever-popular area of Stockbridge with the local area providing an array of speciality shops, bars, restaurants, quaint coffee shops, delis and boutiques as well as a supermarket. Fettes College, Flora Stevenson Primary School and Broughton High School are all within walking distance as is the Western General Hospital. The Royal Botanic Gardens and Inverleith Park are close by as is the Water of Leith walkway plus easily accessible to the city bypass and main routes North and South. Also benefits from double glazing, is tastefully and freshly decorated throughout, plus access to shared garden. NOT HMO COMPLIANT. EER:D LL Registration: 438601/230/19331 Council Tax:E

BASE INFORMATION:

Rooms	: 1
Bed	: 4
Bath	: 1