

# COMELY BANK

## 3 (2F2) LEARMONTH CRESCENT, EH4 1DD OFFERS OVER £175,000

- Spacious and well presented three bedroom, top (second) floor flat in excellent order throughout.
  - Located in cul de sac in highly regarded area.
  - Recently installed kitchen and refitted bathroom.
- Hall, living room, kitchen, 3 good sized bedrooms (one with bay) and bathroom.
  - Gas central heating.
  - Refurbished windows.
    - Entryphone.
  - Large, shared rear green.

Viewing: Thursdays 7pm-9pm Sundays 2pm-4pm or tel 07990 943106



Beautiful top floor flat (Top buzzer – Diffley/Hanley) in three storey, stand alone tenement in the favoured Comely Bank area of the City. The property is conveniently positioned for local amenities and is a short walk from the new Waitrose supermarket in Comely Bank Road. The property has been substantially upgraded and is in move in condition. The accommodation comprises:

**Hall 15'4" x 5'11"**

Large, shelved storage cupboard. Central ceiling light. Coving. Central heating radiator. Fitted carpet.

**Living room 16'2" x 11'1"**



Bright living room with triple window giving open outlook over the common green. Wall mounted gas fire. Deep shelved wall press. Central heating radiator. One double and two single power points. Storage cupboard with double doors. Thermostat control. Wooden venetian blinds. Television aerial. Fitted carpet.

**Kitchen 9' x 8'4"**



Recently installed kitchen with window to rear. Ample wooden base and wall units, granite effect worktops and attractive, tiled splash backs with contrasting tiles. Brushed steel electric hob, oven and extractor cooker hood. Two double and single power points at upper level plus dedicated points. Space for fridge freezer. Plumbed for dishwasher and automatic washing machine. Wooden venetian blind. Slate tiled floor.

**Bedroom 1 or Lounge 19'3" x 12'1"**



Large bay windowed room with aspect to front. Wooden venetian blinds. Central ceiling light. Plain cornice. Three double power points. Two central heating radiators. Television aerial. Fitted carpet.

**Bedroom 2 15'4" x 10'2"**

Further large double bedroom with twin windows to front. Wooden venetian blinds. Storage cupboard with shelf and space for clothes. Central ceiling light. Ceiling coving. Central heating radiator. Three double power points. Fitted carpet.

**Bedroom 3 12'11" x 7'7"**

Smaller double bedroom or large single bedroom with window to rear with open outlook. Large walk in storage cupboard with shelving and light. Double power point. Central heating radiator. Telephone point. Fitted carpet.

**Bathroom 7'1" x 6'5"**

Elegant bathroom with frosted window to rear. Refitted with three piece white suite and folding glazed shower screen and chrome power shower fitting. Fully tiled to ceiling level around bath in contrasting tiles. Frosted window. Boxed in area around sink and boxed in cistern. Shelf. Central heating radiator. Laminate wood floor.

**Extras**

The fitted carpets, light fittings, blinds, washing machine and dishwasher are included in the sale.

**Note**

These particulars whilst believed to be correct cannot be guaranteed and no warranty is given or implied. Purchasers must satisfy themselves in all respects. Measurements are taken using a sonic measuring device and are for guidance only. Interested parties should note their interest via their solicitors. The sellers reserve the right to withdraw the property from the market at any time and to enter into negotiations with any party at any time.

