



16/1 Learmonth Grove

COMELY BANK | EDINBURGH | EH4 1BW



MURRAY
BEITH
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16/1 Learmonth Grove is a bright and spacious one-bedroom (with box room), first floor flat situated in a period tenement block in the popular Comely Bank area. This charming property benefits from traditional features such as high ceilings, ornate cornicing, panelled sash and case windows, sanded wooden floorboards, and an Edinburgh Press.

Boasting plenty of storage space, neutral décor and a newly renovated modern shower room, this well-proportioned accommodation is ideally located in one of Edinburgh's most desirable locations.

- Spacious entrance hall with storage cupboard
- Bright double bedroom with sash and case panelled window with views to rear communal garden
- Generous kitchen/dining room with fitted wall and base units, integrated gas hob, large sash and case window with views to rear communal garden and walk in pantry storage cupboard
- Front sitting room with large, sash and case bay window, ornate cornicing, Edinburgh Press and fireplace with wooden surround
- Box room off sitting room with ample storage
- Stylish, modern bathroom with shower cubicle, WC and sink with storage
- Well-kept communal gardens
- Secure entry phone
- Gas central heating
- Traditional timber sash and case windows
- On street and Residents permit holder parking
- Standard fixtures and fittings are included in the sale, and whilst believed to be in reasonable working order, are strictly "sold as seen"

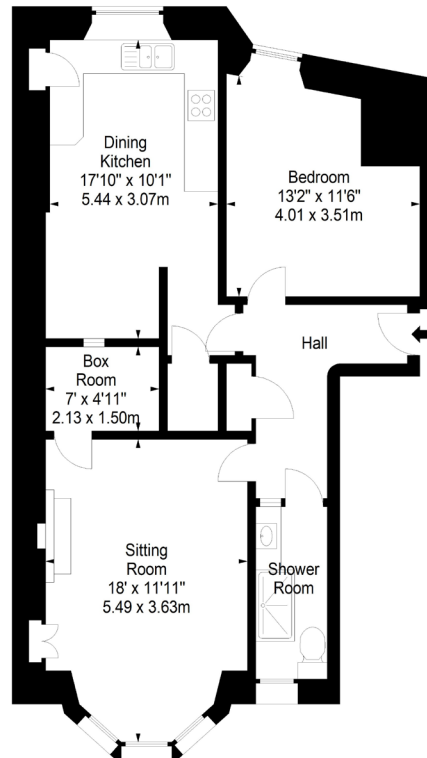




**Learmonth Grove,
Edinburgh,
Midlothian, EH4 1BW**



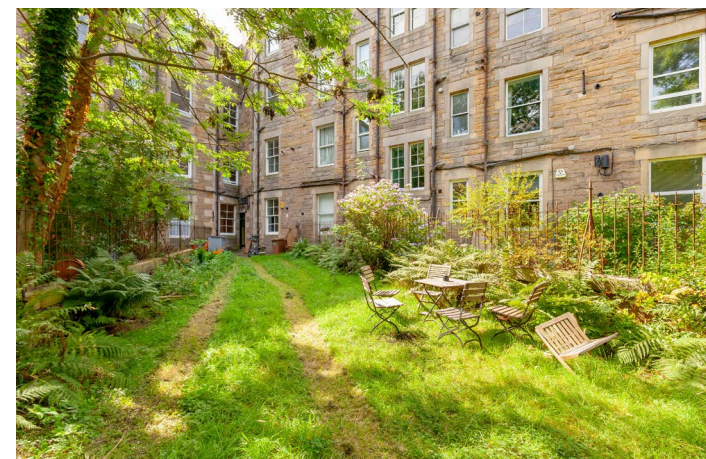
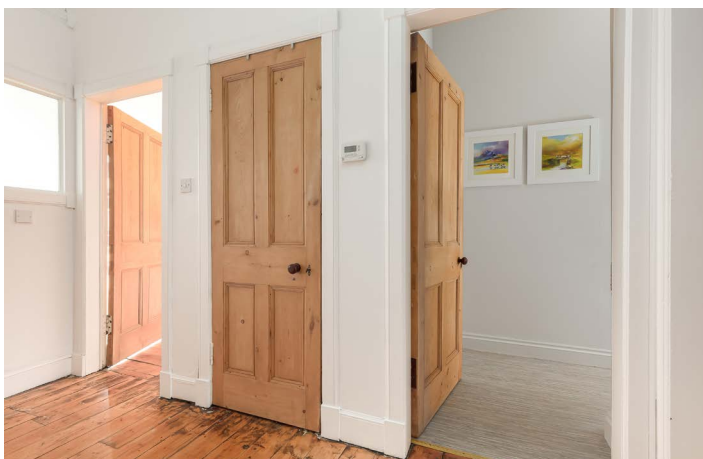
Approx. Gross Internal Area
722 Sq Ft - 67.07 Sq M
For identification only. Not to scale.
© SquareFoot 2026



First Floor

Location

Learmonth Grove is situated in Comely Bank, a highly sought after residential area to the west of the city centre and neighbouring vibrant Stockbridge with its excellent amenities including specialist shops, fashionable bars, bistros, restaurants, cafés, delis, boutiques, and banking facilities. Within walking distance there is also a Waitrose supermarket and nearby Craigleith Retail Park has further retail outlets including a Sainsbury's, Marks & Spencer and Boots. The Western General Hospital and Police Scotland at Fettes are within walking distance for those working in these sectors. A regular bus service runs to and from the city centre and surrounding areas. Recreational amenities in the area include the Dean Bowling Club, Water of Leith Walkway and Cycle Path, Royal Botanic Gardens, Inverleith Park and Glenogle Swim Centre, and the Modern Art and Dean Galleries are also easily accessible. The City Bypass can be reached via Queensferry Road on the A90 providing links with the main motorway network, Edinburgh Airport and the Forth Road Bridge. There are excellent local schools in both state and private sector nearby.



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The following note is of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise.
2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2026 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves.
5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.