

# 4/3 (2F) LEARMONTH TERRACE

WEST END, EDINBURGH, EH4 1PQ

D.J.ALEXANDER
Sales & Lettings

# 4/3 (2F) LEARMONTH TERRACE

WEST END, EDINBURGH, EH4 1PQ

2 | 1 | 1

1507 SQ FT | Permit Parking

## PROPERTY OVERVIEW

- *Impressive Second-Floor Traditional Flat*
- *Desirable West End Location*
- *Handsome Victorian Terrace*
- *Spacious Bay Window Sitting/Dining Room*
- *Fitted Kitchen*
- *Two Generous Double Bedrooms*
- *Charming Period Features Throughout*
- *Gas Central Heating and Permit Parking*

An impressive second-floor traditional flat, forming part of a handsome Victorian terrace, enjoying an attractive setting on Learmonth Terrace in Edinburgh's highly sought-after West End. Retaining a wealth of period charm, the property combines elegant original features with generously proportioned accommodation, making it an appealing home for a range of buyers.

The accommodation is accessed via a welcoming hallway, which benefits from two useful storage cupboards and provides access to the principal rooms. The particularly attractive sitting/dining room enjoys excellent natural light from a bay window, complemented by a feature fireplace and ornate cornicing, creating an inviting space for both relaxing and entertaining. The fitted kitchen offers an excellent range of wall and base units, complemented by a tiled splashback and Belfast sink. There is space for freestanding appliances, together with an additional cupboard providing valuable storage. There are two spacious double bedrooms, both offering ample room for freestanding bedroom furniture and further enhanced by charming feature fireplaces and ornate cornicing, which reflect the character of the property. Completing the accommodation is a bathroom fitted with a three-piece white suite, incorporating a bath with shower over and a heated towel rail.

Further benefits include gas central heating, attractive rooftop views and on-street permit parking within Zone 5. Access to The Dean Gardens is available subject to successful application and payment of the applicable fees.







# LOCATION

Learmonth Terrace enjoys a highly desirable residential setting on the edge of Edinburgh's West End, ideally positioned between Stockbridge and the city centre. The surrounding area offers an excellent selection of amenities, including independent shops, cafés, restaurants, traditional pubs and specialist food stores, alongside convenient supermarkets such as Waitrose and Sainsbury's. The wider city centre provides an extensive choice of retail outlets, cultural attractions and leisure facilities. Recreational opportunities are plentiful, with the Water of Leith walkway, Dean Gardens, Inverleith Park and the Royal Botanic Garden Edinburgh offering attractive green spaces for outdoor pursuits. Local sporting facilities include Dean Tennis and Squash Club, while galleries, theatres and museums provide further leisure options. The area is well served by educational establishments, including Flora Stevenson Primary School and Broughton High School, together with several renowned independent schools such as The Edinburgh Academy, Fettes College and Erskine Stewart's Melville Schools. Transport connections are excellent, with regular bus services linking the area to the city centre and surrounding districts. Haymarket railway station provides rail connections across Scotland and beyond, while Edinburgh Waverley offers further national rail services. The nearby West End tram stop provides convenient connections to Edinburgh International Airport and other parts of the city. Road links via Queensferry Road also offer access to the City Bypass and Scotland's motorway network.

# Extras

*All curtain poles, blinds, fitted floor coverings, light fixtures and appliances (both integrated and freestanding) are included in the sale. Please note that lamps, rugs, curtains, mirrors and furniture are not included the sale. Other items may be available by separate negotiation. No warranties or guarantees will be provided.*















**Yasser Albassam**
Senior Property Sales Valuer

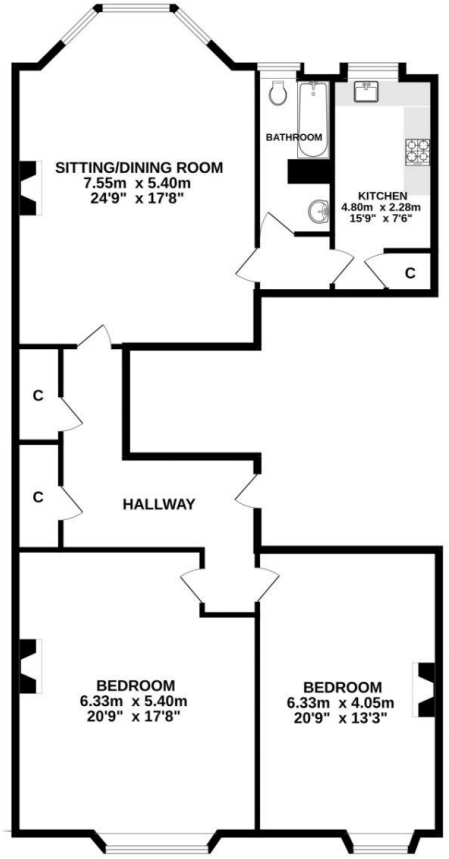
# Viewings

By appointment with DJ Alexander, 1 Wemyss Place, Edinburgh, EH3 6XD
0131 652 7313
propertysales@djalexander.co.uk

This property, and other properties offered by D.J. Alexander can be viewed at their website www.djalexander.co.uk, as well as at affiliated websites www.rightmove.co.uk, www.zoopla.co.uk, www.onthemarket.com

Important Notice:
1: These particulars do not form part of an offer or a contract of sale.
2: All statements contained herein are believed to be correct but are not guaranteed and interested purchasers must satisfy themselves as to their accuracy.
3: Any interested party should request their solicitor to note an interest with the Selling Agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest or any offer. 4: Measurements and distances are approximate and intended only as a guide. All plans are not warranted or to scale. 5: All services and appliances have not been tested for efficiency or safety and no warranty is given

2ND FLOOR
140.0 sq.m. (1507 sq.ft.) approx.




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TOTAL FLOOR AREA : 140.0 sq.m. (1507 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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