

D.J.ALEXANDER



19/1 South Learmonth Gardens
Edinburgh | EH4 1EZ



Property Overview

- Hall
- Sitting room
- Kitchen/dining room
- Family room/bedroom 5
- Master bedroom with en suite shower room
- Three further bedrooms
- Bathroom
- Separate WC
- Utility room
- Gas central heating
- Private rear garden
- Under pavement cellar

Description

Superb ground and garden apartment forming part of a graceful Victorian terrace situated on the edge of the sought after West End and Stockbridge areas of Edinburgh. The well presented accommodation comprises: hallway, bay window sitting room with feature fireplace and ornate cornicing; large dining kitchen with ample wall and base units, island and integrated appliances, the kitchen is a great place for entertaining large windows and skylight above allowing plenty of light in with direct access to the private rear garden; family room/bedroom 5 and separate utility room are located off the kitchen area; master bedroom with bay window and en-suite shower room; three further bedrooms; family bathroom with three piece white suite and shower over the bath; and a separate WC which completes the accommodation.

The property has the benefit of gas central heating, a well maintained private rear garden and under pavement cellar which adds to the appeal of the property.



Extras: All fitted flooring, window coverings, integrated & non-integrated appliances, garden shed and tv in the kitchen are included in the sale. No warranties or guarantees will be provided.







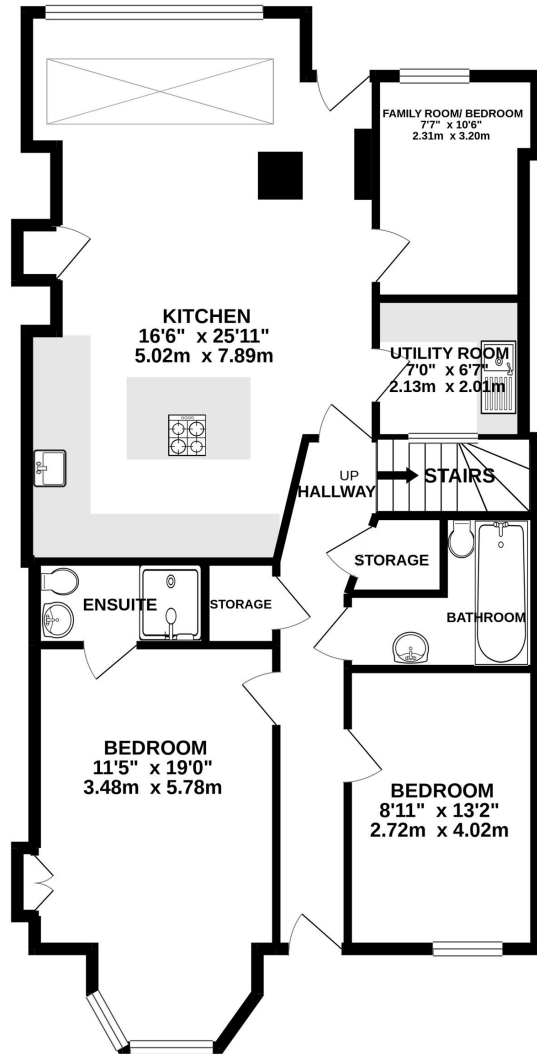
Location

The property is situated on the edge of the West End and Stockbridge, lying approximately less than one mile from the city centre. Amenities in the area include a selection of shops, a post office, bars, restaurants and banks. In addition, Waitrose supermarket is within approximately a quarter of a mile of the property, as well as the established private schools of Stewart's Melville, Mary Erskine, St George's and Fettes College. Many of the historical and cultural attractions which Edinburgh offers are within a mile of the property. Local recreational facilities include Inverleith Park, The Scottish National Gallery of Modern Art and walks through the Dean Village and along the Water of Leith. Queensferry Road provides excellent transport links into the city centre and to the central belt and north of Scotland motorway network.

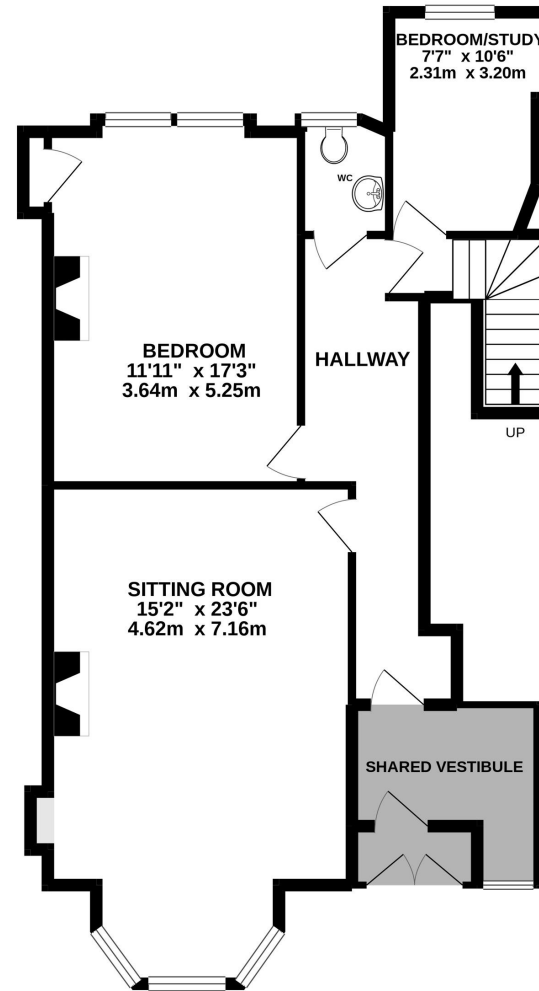




BASEMENT
1034 sq.ft. (96.0 sq.m.) approx.



GROUND FLOOR
745 sq.ft. (69.2 sq.m.) approx.



19 SOUTH LEARMONTH GARDENS, EDINBURGH

TOTAL FLOOR AREA : 1779 sq.ft. (165.2 sq.m.) 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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Viewings

By appointment with DJ Alexander, 1 Wemyss Place, EH3 6DH

Telephone: 0131 652 7313 Email: propertysales@djalexander.co.uk

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- 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.