



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**7/2 Learmonth Terrace**

West End, Edinburgh EH4 1PQ

# 7/2 Learmonth Terrace

Set on one of Edinburgh's most prestigious Victorian terraces, this impressive second floor flat forms part of a 'B' listed terrace and boasts outstanding proportions and a wealth of desirable period features, including original sash-and-case windows, working shutters and cornicing. Furthermore, it's favourable second floor position affords it stunning views towards Fettes college and on towards the Firth of Forth. The property offers a fabulous city pad a stone throw from the city centre and cosmopolitan Stockbridge.

Accessed via secure entry-phone system, you enter into a magnificent entrance foyer and communal stair, on the second floor the front door opens into a spacious central hall, housing extensive storage. The sitting room enjoys an abundance of natural light and provides outstanding scope for various seating and dining arrangements (perfect for entertaining). This remarkable space illustrates the charm and grandeur on offer, with a footprint of almost 400 square foot and boasting such details as ornate cornicing, a triple window with working shutters and an imposing feature fireplace with a marble surround. Positioned to the rear, the kitchen enjoys the stunning views and is equipped with ample storage and worktop space, plus a range of appliances, including gas hob, electric oven and integrated fridge/freezer.

There is a Learmonth Terrace Garden Association which is responsible for the upkeep of the garden area opposite the property. The current annual fee is approx. £85.00

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## Property Summary

- Set on prestigious 'B' listed Victorian terrace
- Second floor period flat
- Impressive 26 ft sitting room
- Well-appointed kitchen
- Double bedroom with built-in wardrobes & en-suite shower room
- Further generous double bedroom
- Pristine three-piece bathroom
- Extensive storage
- Access to Learmonth Terrace garden
- Gas central heating
- EPC Rating - C | Council Tax Band - G

Home Report Value - £525,000

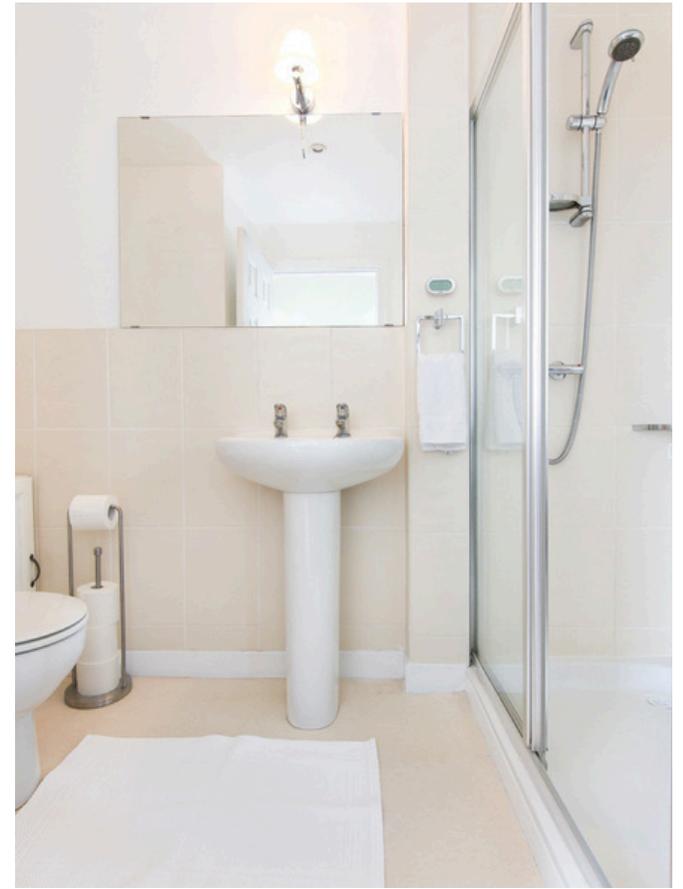






Impressive second floor flat, on a prestigious Victorian Terrace, with stunning views







Both double bedrooms, whose ceilings are adorned with intricate cornicing, are bathed in light from stunning period windows and offer exceptionally generous floor space for an assortment of bedroom furniture. The rear facing bedroom boasts a magnificent bay window, which enjoys those expansive views over to the Firth of Forth and Fettes college, as well as an en-suite shower room. Completing the property is the pristine three piece bathroom featuring an electric shower-over-bath with a contemporary glass screen, a pedestal basin and a WC.

Externally, the property has access to Learmonth Terrace gardens (across from flat) and the current owners have a subscription to the exclusive Dean gardens. On street parking - residents permit parking - zone 5.

Extras: all fitted floor coverings, light fittings, window coverings and all kitchen appliances included in the sale.



## West End

The West End of Edinburgh, is part of the UNESCO Heritage Site and New Town Conservation Area.

Close to the commercial and financial districts and the high end retail shopping of George Street and Princes Street. Excellent cafes, bars and restaurants are on your door step, as is the extensive entertainment that Edinburgh offers throughout the year, including the Edinburgh International and Fringe Festivals. There are numerous theatres and galleries within easy reach and the nearby Water of Leith path network, offers a relaxing walks. A short stroll takes you to Stockbridge and onto the Botanic Gardens.

There are very good primary and grammar schools, in the area, along with independent schools, such as the renowned Fettes college and Stuart Melville college.

Haymarket Station is a 10 minute walk and direct access to the tram network, which links you straight out to the Gyle Business Park and Edinburgh International Airport.

Let us help you find your next  
**dream property!**



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Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

