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PROPERTY

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Learmonth Grove

, Comely Bank, Edinburgh, EH4 1BX

Rental £1,650 pcm

3 bedroom Flat / Apartment available 11 December 2026

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60 Queen Street , Edinburgh, , EH2 4NA
enquiry@murrayandcurrie.com
0131 226 5050

Opening Times
Mon 08.00 - 18.00; Tues 08.00 - 18.00
Wed 08.00 - 18.00; Thurs 08.00 - 18.00
Fri 08.00 - 17.00; Sat 10.00 - 16.00; Sun 10.00 - 13.00

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* Unfurnished

Situation

Situated in the popular residential area of Comely Bank, this three-bedroom flat offers comfortable accommodation in a highly desirable location. The property comprises a welcoming living area, fitted kitchen, two good-sized bedrooms, a smaller third bedroom which could also be utilised as a home office or study, and a bathroom. Offered on an unfurnished basis, the property provides tenants with the opportunity to furnish and personalise the space to suit their own needs. Comely Bank is a sought-after area of Edinburgh, conveniently located for a variety of local shops, cafés, restaurants and everyday amenities. The nearby Stockbridge area offers an excellent selection of independent shops, eateries and leisure facilities, while regular public transport links provide easy access to Edinburgh city centre and surrounding areas. LARN1904067

Accommodation

All measurements are approximate.

Further Information

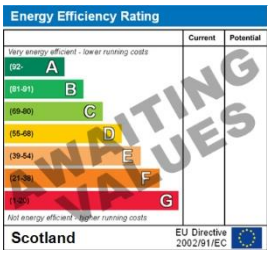
The deposit required is £1,650

The landlord is willing to rent this home to Employed, Self Employed, Unemployed, Student, Own Means, Retired, Company

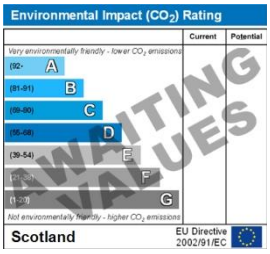
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO2) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

Property Ref: inst-11247

Creation Date: 04/11/2026

IMPORTANT INFORMATION
For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Murray & Currie Ltd, 2026. Murray & Currie Ltd Registered in Scotland No. SC 342 656