

310 CARLYLE COURT, 173 COMELY BANK ROAD  
STOCKBRIDGE, EDINBURGH, EH4 1DJ

CURRAN & CO  
PROPERTY





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OFFERS OVER £245,000



'310 Carlyle Court is a well-presented and exceptionally spacious second floor retirement apartment, forming part of an exclusive development in the highly sought after Stockbridge area'

- Exclusive Retirement Development
- Living Room & Separate Kitchen
- Two Spacious Bedrooms
- Contemporary Shower Room
- Electric Heating & Double Glazing
- On-site Facilities & Residents Parking
- Ample Storage Space Throughout
- EPC Rating C



#### Description

310 Carlyle Court is a well-presented and exceptionally spacious two bedroom second floor retirement apartment, forming part of an exclusive development in the highly sought after Stockbridge area.

Entered through a welcoming foyer via a secure door entry system and lift access, the accommodation comprises: entrance hall with two storage cupboards, one of which is of walk-in size; generously proportioned living room with pleasant outlook and ample space for a dining area; modern, well-equipped kitchen with base and wall-mounted units, integrated electric oven, ceramic hob, extractor hood, freestanding washing machine and space for a compact dining area or fold-away table; double bedroom one with expansive fitted wardrobes; bedroom two and contemporary tiled shower room with walk-in glass shower enclosure, vanity unit

with fitted storage and heated towel-rail. Further benefits of this property include efficient electric storage heaters and upgraded double glazing throughout.

#### Extras

Extras to be included in the sale are: all carpets and floor coverings, curtains and blinds and kitchen appliances.

#### Council Tax

This property is subject to council tax band E.

#### Development Information

The development is managed by Hanover Housing at an approximate monthly fee of £270 (including the communal buildings insurance). On-site facilities include a house manager, 24-hour Careline system, residents lounge areas, bookable guest suite, beautifully manicured communal grounds with seating areas, and private residents parking available

on a first come first served basis.

Owners are required to be at least 60 years of age and must meet with the house manager to undergo a suitability assessment prior to missives being concluded.

#### Location

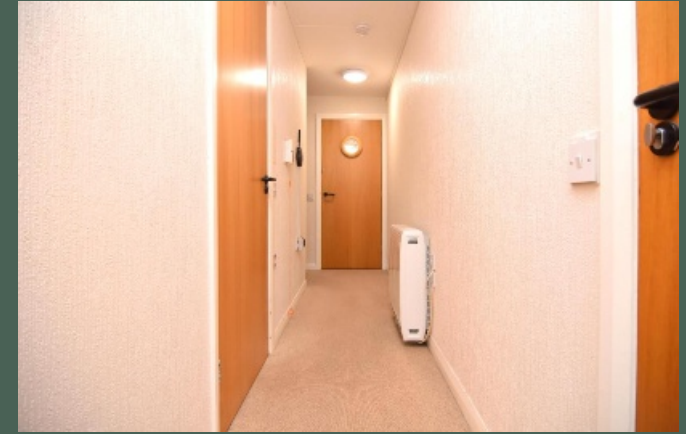
Carlyle Court is situated within the prestigious and fashionable Stockbridge area. A wide range of amenities are available within a short walking distance including a Waitrose supermarket, doctors' surgeries, chemists, banks, local shops, and an array of eateries. The wide-open spaces of Inverleith Park are close at hand, as well as regularly public transport links into the nearby city centre.

#### Viewing

Viewing is by appointment. Please contact our office to arrange.







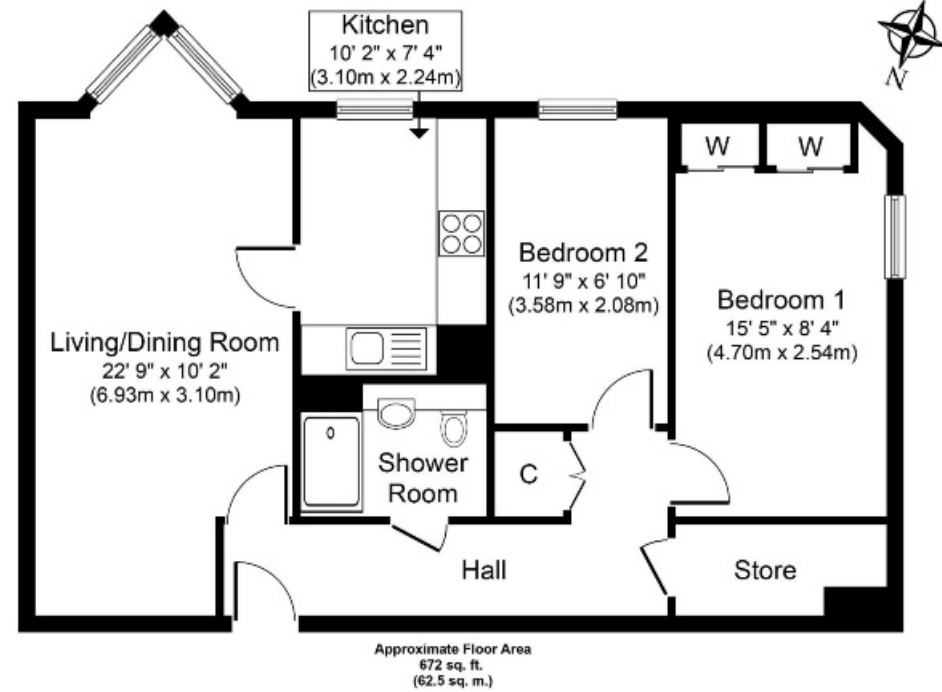
# CURRAN & CO PROPERTY

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### Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.  
All measurements are approximate and are generally taken from the widest point.