

309 CARLYLE COURT
173 COMELY BANK ROAD
Edinburgh
EH4 1DJ







This is a spacious two bedroom second floor flat forming part of a popular retirement development within Edinburgh's highly regarded Comely Bank district, a desirable area of North Edinburgh combining easy access to the City Centre with excellent local amenities and green spaces. There is a Waitrose supermarket almost directly opposite the development with Boots, James Borthwick newsagent and a Bank of Scotland branch all close by.

Regular bus services to the City Centre and other areas run from Comely Bank Road, and nearby Craighleith Retail Park offers a range of stores including Marks & Spencer and a Sainsbury's supermarket. Adjacent to Comely Bank, Stockbridge has a wide range of smaller specialist shops, as well as a post office, a chemist and a fine selection of bars, restaurants and coffee shops. The Water of Leith Walkway, Inverleith Park and the Botanic Gardens are all close by and offer attractive views and walks.



The property is accessed via a secure entrance with stairs and passenger lifts to all floors. Additional benefits include a residents library and lounge areas, guest suite, warden service, emergency call system, parking and well maintained garden grounds. Social activities are organised by a residents committee.

Internally the property is in good decorative order throughout and benefits from electric heating and double glazing.

The minimum age limit for residents is 60 years of age and Hanover will require to meet with the purchaser to carry out a suitability assessment before the

PROPERTY DETAILS

- Entrance Hall with large walk-in shelved cupboard housing hot water boiler. Second built in shelved cupboard. Entryphone handset.
- Bright and spacious Lounge/Dining Room with windows to front with open outlook. Ample space for good sized dining table and chairs.
- Fully fitted Kitchen with matching wall and base units. The freestanding cooker is included in the sale together with the washing machine and fridge, their condition is not warranted. Ample work surfaces with integrated stainless steel sink with drainer and tiled splashback. Window to front.
- Large Double Bedroom with window to front. Extensive built in wardrobes provide hanging space and shelving.
- Second Double Bedroom with window to front. Shelving.
- Shower Room with white two piece suite comprising wash hand basin and WC. Large shower compartment with electric shower. Mirrored bathroom cabinet. Mirror. Extractor.



Viewing by appointment on 0131 524 3800









EXTERNAL

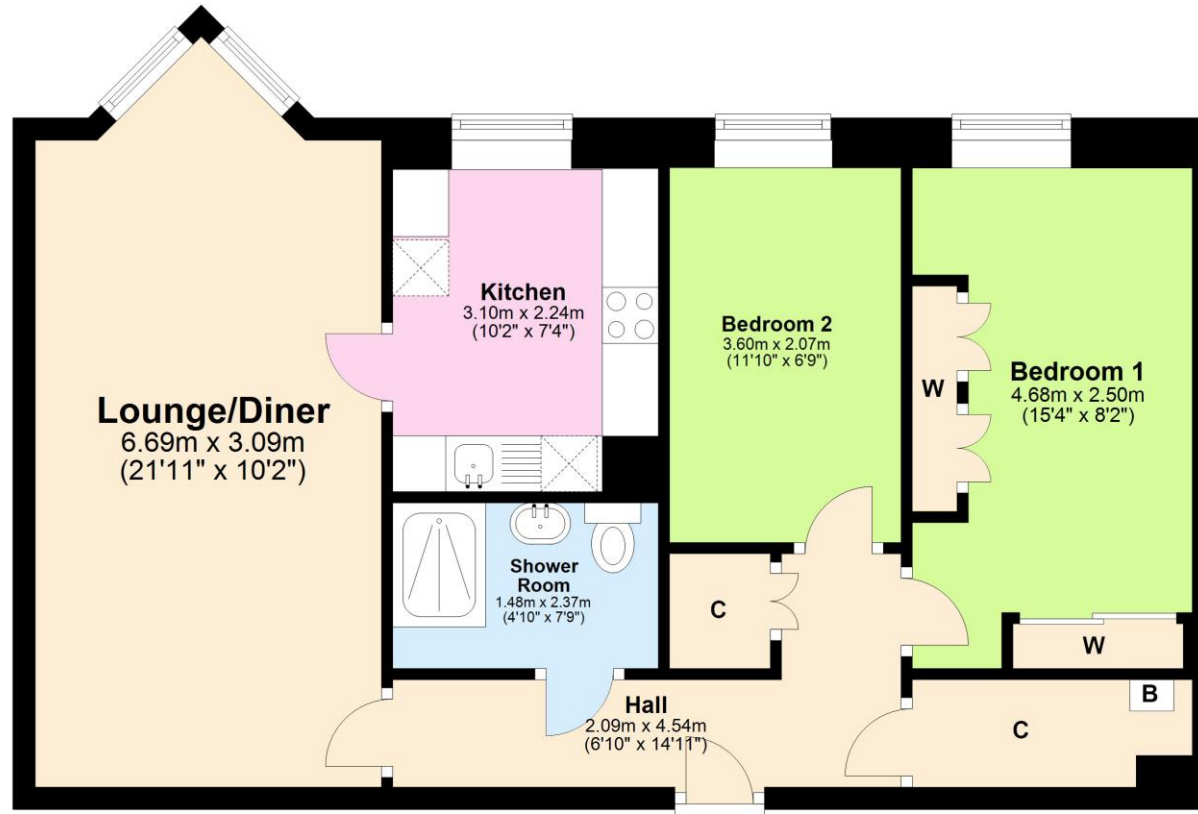
The property is set in attractive and well maintained communal gardens with lawns and a lovely array of established plants and shrubs.

Allocated private parking bay. Visitors parking.

- Energy Efficiency Rating - C
- Council Tax Band - E

Second Floor

Approx. 60.4 sq. metres (650.6 sq. feet)



Photos and Floorplan by Mike Dooley Photography 07730 560286

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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* Please contact us for a free consultation or valuation

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