



Solicitors & Estate Agents










Offers Over
£185,000

114 Carlyle Court, 173 Comely Bank Road

Comely Bank | Edinburgh | EH4 1DH

This attractive ground floor flat with private terrace forms part of a well-regarded retirement complex in the esteemed Comely Bank district of the city, close to excellent amenities and transport links.

-  1 Bedroom
-  1 Reception Room
-  1 Shower Room
-  Private Terrace
-  Residents Parking
-  EPC Rating – E
-  Council Tax Band – D



Description

Offered for sale in move in condition with fresh, neutral décor, this well-proportioned ground floor apartment is one of few in the development to feature direct access to a private terrace. A secure entry system gives access to a well maintained communal hallway where at the ground floor the front door opens to a welcoming hallway with useful walk-in storage. The reception room is to the front of the property and has direct access to the private terrace, which in turn overlooks attractively landscaped communal gardens, offering the perfect spot for relaxing or al fresco dining during the warmer months. The good-sized kitchen has a window to the side of the building and is fitted with a quality range of wall and base units with integrated double oven, hob and cooker hood with the fridge freezer and washing machine also included in the sale, leaving ample space for a small table and chairs. A generous double bedroom is to the front and features a deep built-in wardrobe with hanging and shelving space and light. A modern shower room with white suite, vanity storage and electric instant shower completes the accommodation. Benefits on offer include full double glazing and electric central heating. Carlyle Court offers independent living to those over the age of 60 within a likeminded community of 80 apartments. A pull-cord alarm system and building manager offer peace of mind and residents are required to pass a short interview that confirms they are capable of living independently. There are communal spaces for social activities throughout the development and a 2 bedroom visitors flat is available for up to three friends or family members to visit for a small additional cost.



Extras

The kitchen appliances, fixtures and fittings are all to be included in the sale.

Gardens, Parking and Factor

Attractively landscaped communal gardens surround the development with lawn, mature flower and shrub borders and outside seating areas. Residents parking is provided on a first come first served basis and the building and grounds are maintained by a factor. At present, Hanover Housing are the appointed factors but a Resident's Vote in June 2024 will be appointing a new company to take on the responsibility for the cleaning and maintenance of communal parts, landscaping and maintenance of the grounds, maintaining the lift and providing buildings insurance. Further information and approximate costs will be available from Neilsons as soon as they are available.

Viewing

Please contact Neilsons on 0131 625 222





Location

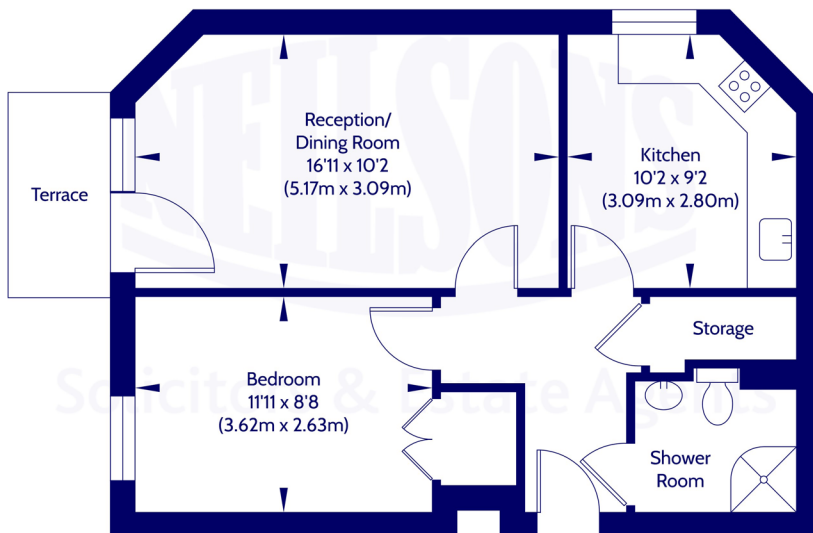
Carlyle Court enjoys a prominent position on Comely Bank Road, close to Waitrose supermarket and other superb amenities. The city centre district of Comely Bank has long been regarded as one of Edinburgh's most desirable neighbourhoods, enjoying a convenient position adjacent to fashionable Stockbridge and within easy walking distance of Inverleith Park and the Royal Botanic Gardens. Highly regarded shops and services are within easy walking distance of the property along with a choice of cafes and restaurants. Excellent local bus services provide swift access to the city centre and surrounding areas.





Approx. Gross Internal Floor Area 45.76 Sq M / 493 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2024 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.





Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

