



Solicitors & Estate Agents



Offers Over

£179,000

173/415 Carlyle Court

Comely Bank Road | Edinburgh | EH4 1DJ

A well-proportioned bright third floor flat with lift, which forms part of a popular, centrally located retirement development, situated in the capital's desirable Comely Bank area.

-  1 bedroom
-  1 public room
-  1 bathroom
-  Residents parking
-  Communal gardens
-  EPC rating – C
-  Council tax band - D



Description

Accessed via a secure and well-maintained shared entrance with lift, the property comprises: entrance hallway with built-in storage cupboard, spacious reception/dining room with carpeted floor and focal fireplace, attractive kitchen fitted with a variety of contemporary base and wall mounted units with coordinated worktops, tiling to splash areas and built-in appliances, good sized double bedroom with fitted wardrobes, and contemporary shower room with two piece white suite, tiling to walls and shower enclosure. The property benefits from electric central heating, double glazing, and residents parking.

Extras

All floor coverings, white goods, integrated appliances, blinds and light fittings will be included.



Gardens, Parking and Factor

Attractively landscaped communal gardens surround the development with lawn, mature flower and shrub borders and outside seating areas.

Residents parking.

Carlyle Court offers independent living to those of 60 years and over within a like-minded community of 81 apartments. The development is factored by James Gibb at a charge of approximately £270 per calendar month. This charge covers the buildings insurance, maintenance of communal areas, the on-site house manager, and a 24-hour careline system. James Gibb will require to carry out a suitability assessment with the purchaser before the conclusion of missives.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

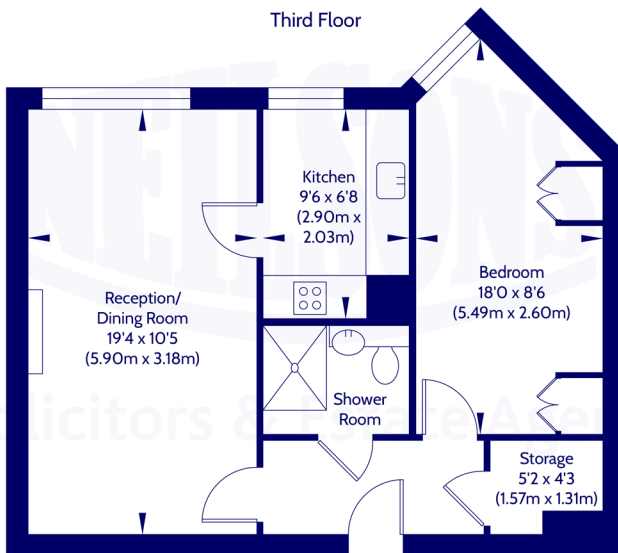
Carlyle Court enjoys a prominent position on Comely Bank Road, close to Waitrose supermarket and other superb amenities. The city centre district of Comely Bank has long been regarded as one of Edinburgh's most desirable neighbourhoods, enjoying a convenient position adjacent to fashionable Stockbridge 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 47.48 Sq M / 511 Sq Ft.

Third Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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