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Offers Over

**£220,000**

# 173/109 Carlyle Court, Comely Bank Road

Comely Bank | Edinburgh | EH4 1DH

An excellent opportunity has arisen to purchase this spacious and bright ground floor retirement flat with direct access to lovely patio area overlooking the communal garden grounds, pleasantly situated within the ever-popular district of Comely Bank with a host of fantastic local amenities and commuting links on your doorstep.

-  2 Bedrooms
-  1 Public room
-  1 Shower room
-  Resident's parking
-  Beautifully maintained garden grounds
-  EPC rating – E
-  Council tax band - E



## Description

The accommodation in brief comprises; welcoming entrance hallway with excellent built-in storage, generously proportioned and bright lounge/dining with door providing direct access to lovely patio area overlooking the beautifully maintained communal gardens, stylish fitted kitchen, light and airy principal bedroom with fitted wardrobes, second well proportioned bedroom and modern shower room with walk-in shower.

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.



## Extras

All fitted floor coverings will be included in the sale together with the cooker, washing machine, fridge and freezer.

## Gardens & Parking

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 James Gibb factors. We understand the monthly costs range between approximately £230 - £270 per calendar month.

## Viewing

By appointment through Neilsons (0131 625 2222).







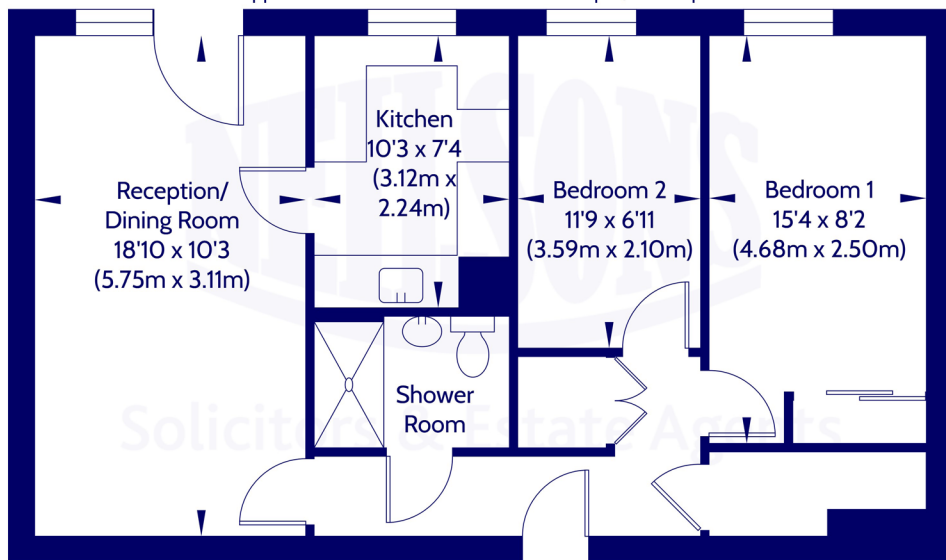
## Location

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 58.86 Sq M / 634 Sq Ft.



Ground 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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