



173/215 Comely Bank Road
COMELY BANK | EDINBURGH | EH4 1DH


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Set in the heart of Comely Bank in Stockbridge, moments from excellent amenities, quick transport links and the vast open green spaces of Inverleith Park is this spacious retirement apartment. Boasting manicured communal grounds, lift access, a house manager, 24 hour Careline, guest facilities, residents' lounge and residents' parking this property would make an ideal buy for those over 60 years of age.

The accommodation comprises a welcoming entrance hallway with deep storage cupboard, a bright lounge which overlooks the landscaped gardens and provides access to the contemporary kitchen with attractive units. There are two well-proportioned double bedrooms (one with built-in mirrored wardrobe) and the flat is completed by a stylish shower room.

- Spacious retirement apartment in the heart of Comely Bank, close to excellent amenities and Inverleith Park
- House manager, 24 hour careline, resident's lounge
- Lift access, resident's parking, and manicured communal grounds
- Welcoming hallway with ample storage cupboard
- Bright lounge with contemporary kitchen off
- Two double bedrooms
- Stylish shower room

Light fittings, oven, microwave, fridge, freezer and hob included in sale.

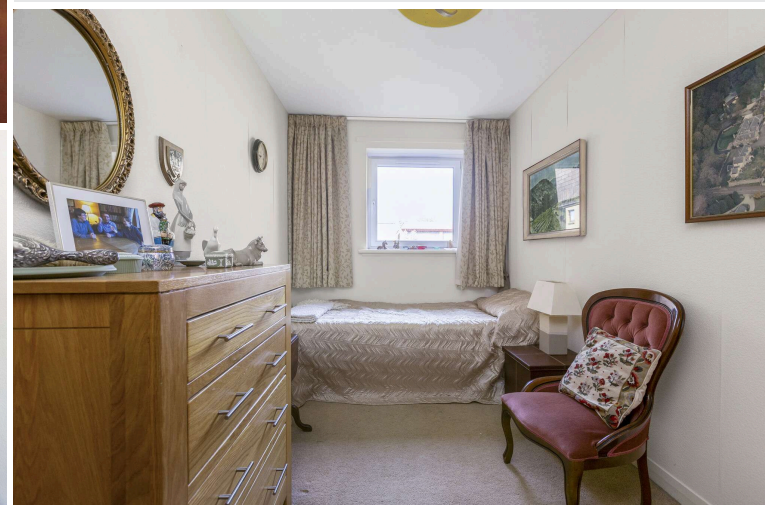
Items of furniture may be available by separate negotiation. Epc rating C.

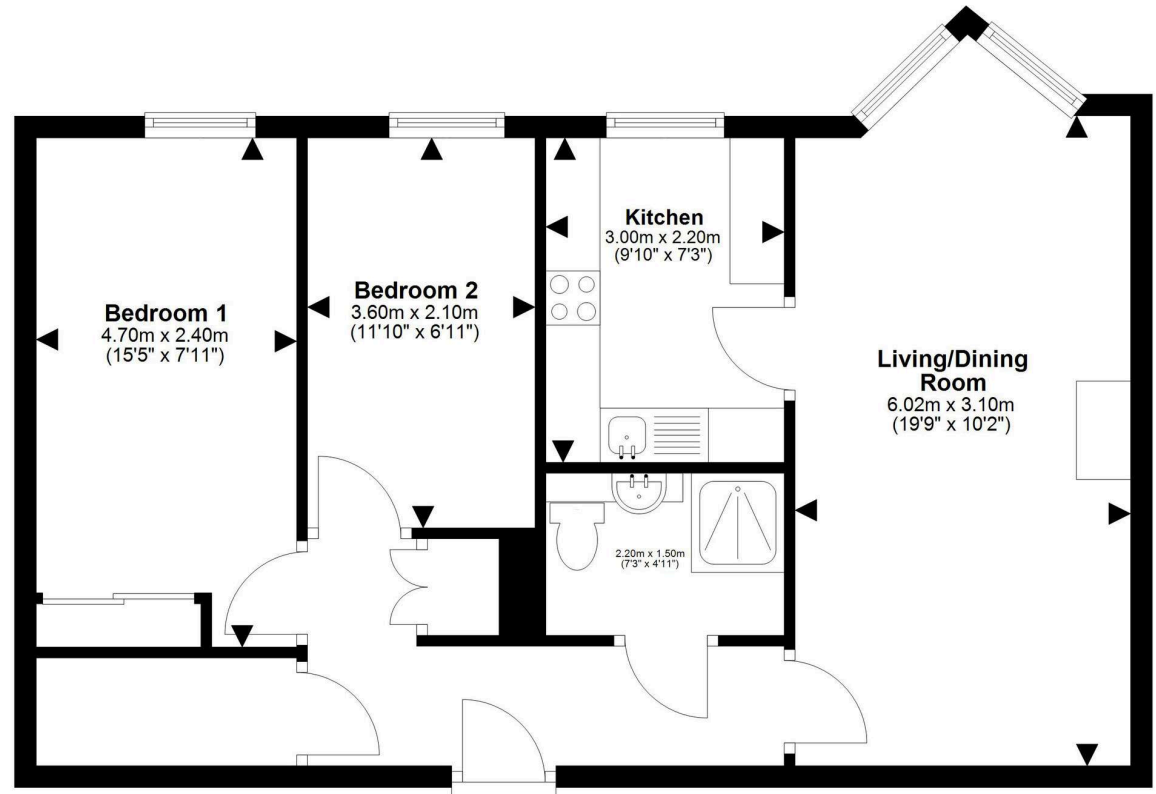
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The building is factored. A monthly charge of £247 is made to cover maintenance of the building and common areas, landscaping of the garden areas and car park, the employment of an on-site manager and the alarm system (pull cords in every room linked to a 24 hour service).

Comely Bank is a highly sought-after residential area adjacent to Stockbridge located within walking distance of Inverleith Park and excellent local amenities. Thriving independent local specialty shops and delis, fashionable bars and restaurants are amongst the best in the city. Every Sunday there is a local artisan farmer's market along the banks of the Water of Leith. More extensive shopping opportunities include a Waitrose Supermarket, M&S store and Craigleith Retail Park is a short drive away. There are excellent schools, public and private from nursery to secondary level conveniently close. Recreational amenities in the locality include the Royal Botanic Gardens and Inverleith Park as well as Glenogle swimming baths and Westwoods Gym. The Western General hospital is conveniently close and the area has quick and frequent bus links.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

