

173 (flat 117) Carlyle Court, Comely Bank Road, Edinburgh, EH4 1DH



173 (flat 117) Carlyle Court, Comely Bank Road | EH4 1DH

Description

Forming part of a popular retirement development is this impressive apartment offering the perfect choice for those looking to retire or semi-retire, whilst still remaining in a well-connected area of the city, with excellent amenities easily accessible. Enviably set on the ground floor with direct access onto a west-facing patio, the flat provides comfortable and tastefully presented interior with stylish fittings. The complex comes with private residents parking (open-to-all spaces and designated bays), and delightful shared garden grounds.

Carlyle Court is a popular retirement development managed by James Gibb Factors. Every effort has been made to create a secure and supportive environment for the residents, who can enjoy their independence with peace of mind knowing that assistance can be provided if required. A House Manager is based at the development Monday to Friday, 8am - 4pm, supplemented by a 24 hour call line service operated by Telecare.

Extras

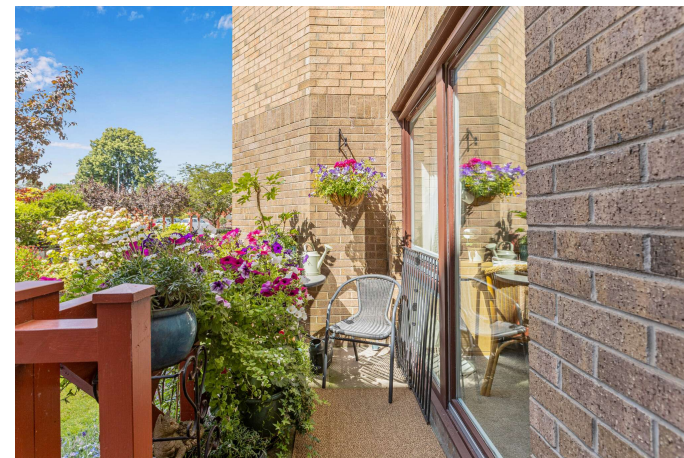
The oven, hob, washing machine and fridge/freezer, blinds and curtains are included.

Additional Information

Owner occupiers must be at least 60 years of age, or if owner occupiers are a couple, one must be 60 or over and the other at least 55 years of age. All residents must be capable of independent living and approved by interview.

Factor

The property is factored by James Gibb at a current cost of approximately £264 per month according to the vendor. This cost covers buildings insurance, communal lighting and electricity, stair cleaning and the 24-hour pull cord alarm system.



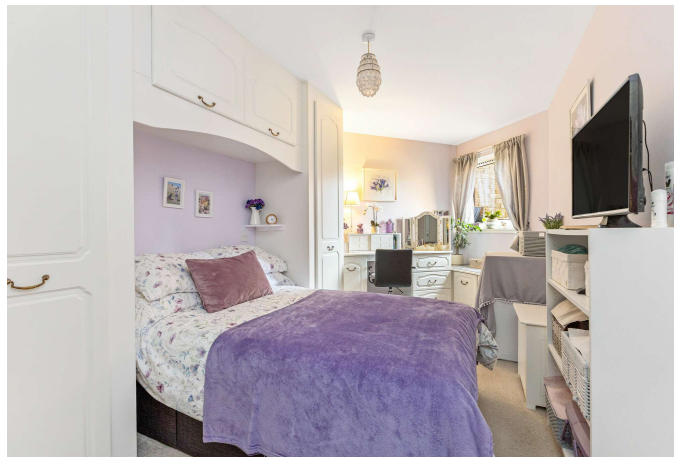
Location

The much sought-after Comely Bank area of Edinburgh offers an ideal location, next to the vibrant and unique village atmosphere of fashionable Stockbridge, and within walking distance of the city centre with its many attractions. The street benefits from steps offering access to the West End, as well as a number of shops and services just at the bottom of the road, whilst Stockbridge offers a wealth of amenities including boutiques, galleries, independent shops, bookshops, well-renowned cheesemongers, fishmongers and butchers, and a fantastic selection of cafes, restaurants and pubs boasting an abundance of character and individual flair. Nearby Craigmile Retail Park offers more extensive shopping with a wide variety of High Street stores. Enjoying the outdoors couldn't be easier with Inverleith Park and the Royal Botanic gardens close by - an oasis of green making it seem almost impossible to be so close to the city centre. A leisurely stroll or cycle along the beautiful Water of Leith walkway makes the perfect escape from the day's hustle and bustle. For the active type, Glenogle swim centre offers beautifully restored Victorian swimming baths, a state-of-the-art gym and fitness classes. The Grange Club on the edge of Inverleith Park boasts tennis, hockey, squash and cricket. The area enjoys some of Edinburgh's finest independent state and private schools, within walking distance. Comely Bank is well-served by regular bus services to the city centre and beyond.

EPC Rating: C

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





Connor
Malcolm

1 Inverleith Terrace
Edinburgh
EH3 5NS
T: 0131 557 3188
F: 0131 557 6561
www.connormalcolm.com

While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

ēspc