



173/404 Carlyle Court
COMELY BANK | EDINBURGH | EH4 1DJ


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Located within the highly regarded Carlyle Court development (minimum age 55), this well-presented two-bedroom retirement flat offers comfortable, secure living in the heart of Comely Bank.

The property features a generous living and dining area, a lovely kitchen, two spacious bedrooms (one double bedroom and one single bedroom), all facing south easterly, so they have a bright and sunny aspect. There is a three piece bathroom with shower over the bath. The flat is serviced by a lift and benefits from electric heating throughout.

Residents of Carlyle Court enjoy an excellent range of facilities, including a welcoming residents' lounge, beautifully maintained communal gardens, guest accommodation, and private residents' parking. For added peace of mind, the development provides a dedicated House Manager, a 24-hour Careline emergency system, and comprehensive property management services.

Factoring: The development is professionally managed by James Gibb, with an approximate monthly charge of £275. This covers the maintenance of communal areas, block buildings insurance, the services of the House Manager, and the 24-hour Careline system. Prospective purchasers should note that James Gibb will carry out a suitability assessment.

- Desirable retirement development in sought-after Comely Bank (age 55+)
- Bright and spacious two-bedroom layout with bathroom with three piece suite
- Sunny south-easterly-facing rooms
- Attractive residents' facilities including lounge, gardens, and guest suite
- On-site House Manager & 24-hour Careline for security and peace of mind
- Private residents' parking and professional property management by James Gibb

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

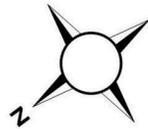
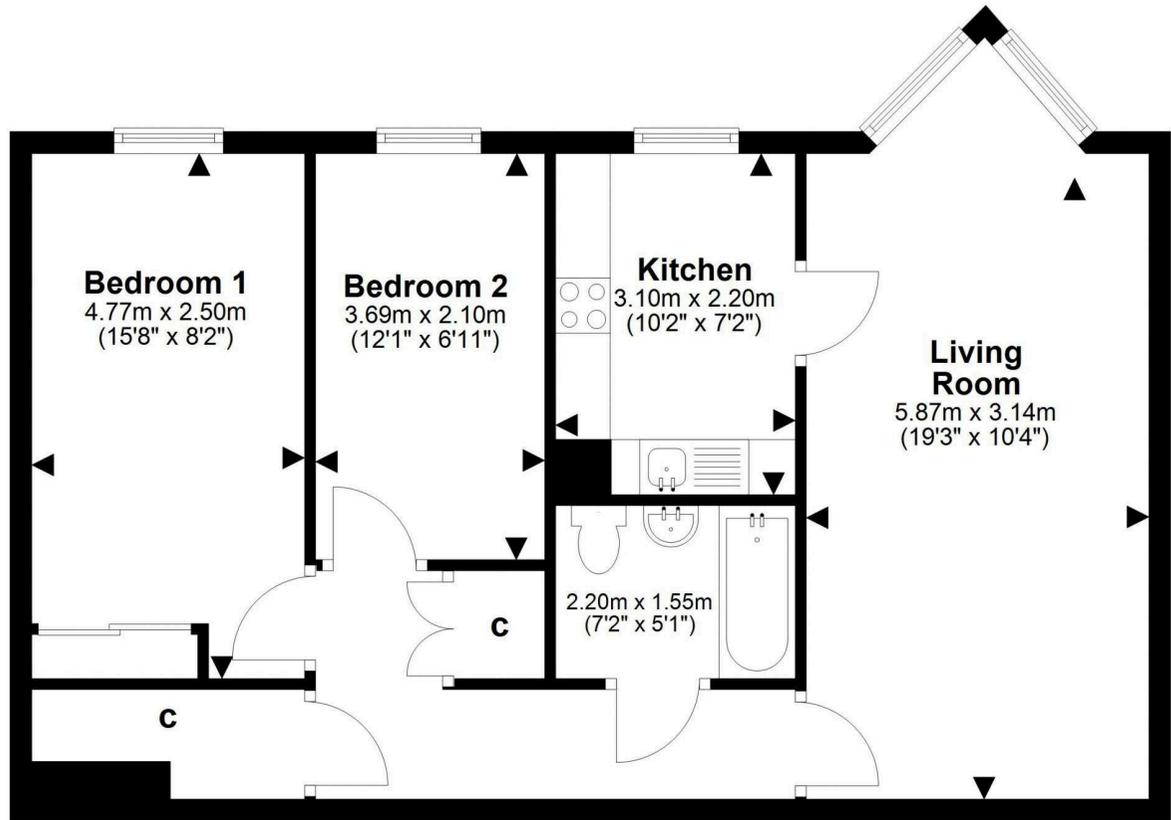


Extras included in the sale are all carpets and curtains. Items of furniture are available by separate negotiation.

Energy rating C. Council Tax Band E

The highly regarded Comely Bank area offers a choice of amenities to be enjoyed by its residents, including a Waitrose supermarket, Mimi's Bakehouse and Pure Gray cafe and gift shop. Just a little further along the road, heading towards the city centre, the area merges with Stockbridge, where you'll find a superb selection of specialist shops, delis, fashionable bars and restaurants. Craighleith Retail Park, hosting a variety of High Street stores and the city centre itself are both within easy reach by car or the regular bus services from the area. There are excellent schools - both public and private sector - from nursery to secondary level. Some of Edinburgh's best loved parklands are in the vicinity, including the green expanse of Inverleith Park, the Royal Botanic Gardens and the Water of Leith with its leafy walk/cycleways. The location is ideal for those connected to the Western General Hospital or Fettes Police Headquarters. The nearby Queensferry Road/A90 gives access to the central motorway networks and the Queensferry Crossing for travelling outwith Edinburgh.





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.