



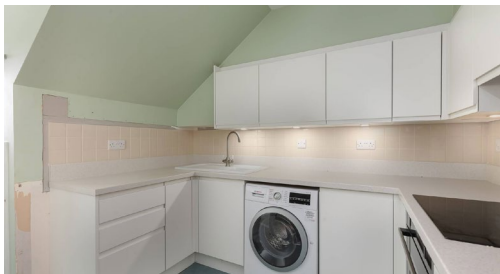
173/511 Carlyle Court,
Comely Bank Road, Comely Bank, Edinburgh, EH4 1DJ

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secure entry.
- Stairs & lift to upper levels.
- Reception hall with excellent storage & access to attic.
- Good sized living room with feature fireplace & open outlook.
- Space for table & chairs
- Modern fitted kitchen with appliances.
- Two double bedroom one with fitted wardrobes (one currently used as an office).
- Bedroom 3/study with storage.
- Contemporary fitted shower-room.
- Electric heating.
- Double-glazing.
- Well-maintained communal grounds.
- Residents parking.
- 24-hour careline system.
- House manager.
- Guest suite.
- Residents lounge.
- Permit & metered parking in surrounding streets.



GENERAL DESCRIPTION

A rarely available three bedroomed top floor flat part of a sought-after retirement development in the prestigious Comely Bank district of the city, within walking distance of an excellent range of local amenities and a short journey to the north of the Edinburgh City Centre. The property is ideal for somebody downsizing and looking to stay within a vibrant development.

FACTORING NOTE:

The development is factored by James Gibb at an approximate charge of £3200 per annum. This covers the maintenance of all the communal areas including the lift, the house manager and the 24-hour careline system. Prospective purchasers should note that James Gibb will conduct a suitability assessment with a minimum age requirement of 60.

COUNCIL TAX BAND

TRAIN STATION

AIRPORT

BUSES

F.

APPROXIMATELY 1.5 MILES TO HAYMARKET STATION.

APPROXIMATELY 7.5 MILES TO EDINBURGH AIRPORT.

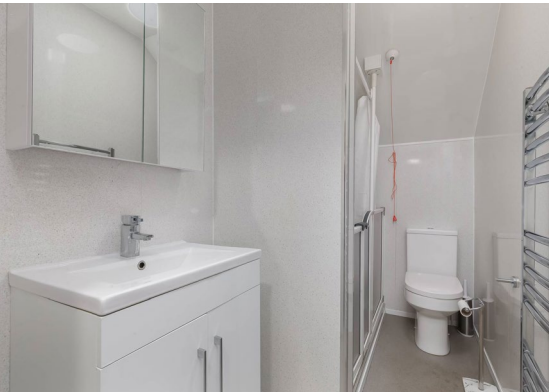
WITHIN 100 METRES.

LOCATION

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 will 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. 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 out with Edinburgh.

EXTRAS:

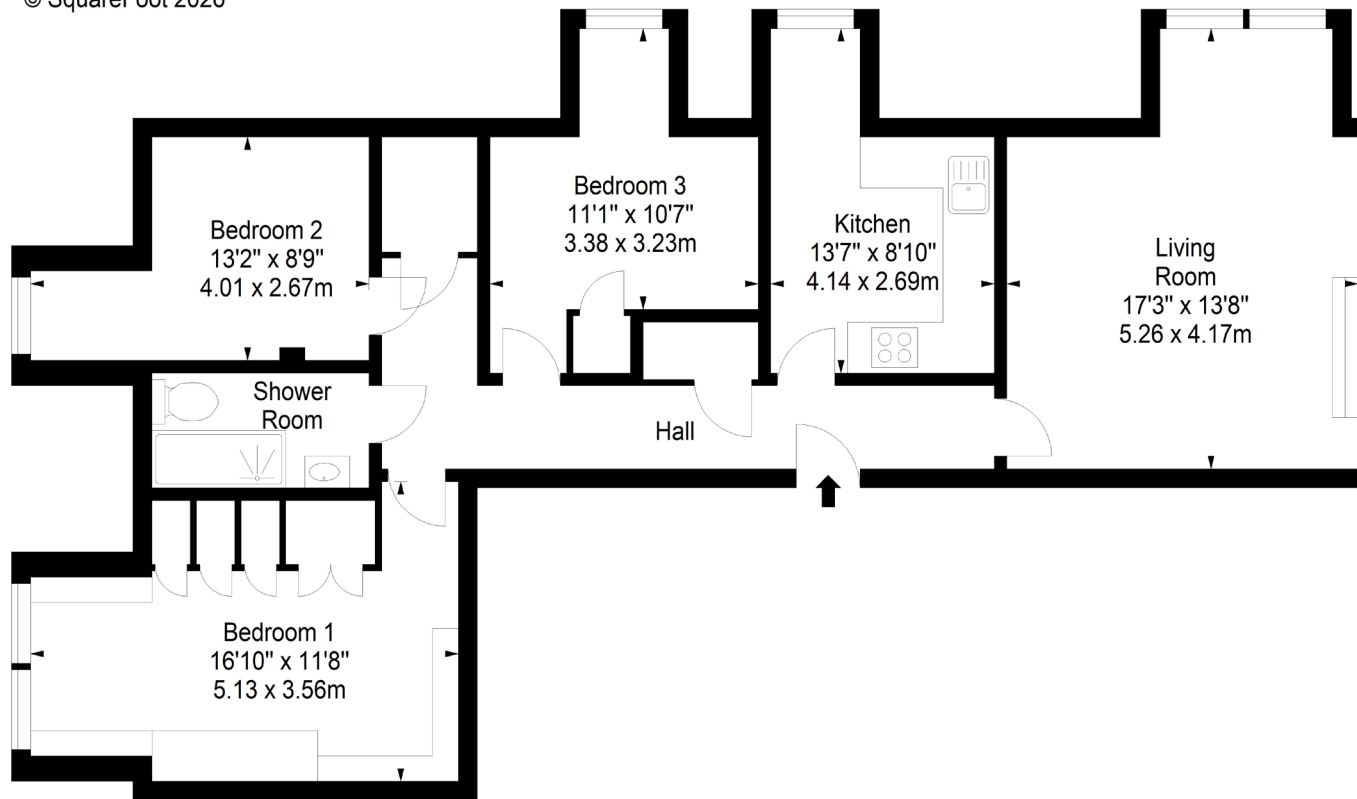
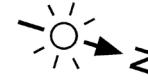
ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS. KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, AUTOMATIC WASHING MACHINE AND FREE STANDING FRIDGE/FREEZER.



**Carlyle Court,
Comely Bank Road,
Edinburgh,
Midlothian, EH4 1DH**



Approx. Gross Internal Area
870 Sq Ft - 80.82 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Fourth Floor



**ENERGY PERFORMANCE
CERTIFICATE RATING D**

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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.