



Offers Over

**£300,000**

## 173/122 Carlyle Court Comely Bank Road

Comely Bank | Edinburgh | EH4 1DH

Rare opportunity to acquire this generously proportioned three-bedroom semi-detached villa, pleasantly positioned within an established retirement development in the highly sought-after Comely Bank district. With a wealth of excellent amenities and superb transport links on the doorstep, the property offers an ideal setting for independent living for retirees, combining comfort, space, and convenience.

 3 bedrooms

 1 public room

 1 bathroom

 Communal garden

 Residents parking

Purchasers over 60 years of age

 EPC Band - E

 Council Tax Band - E



## Description

The welcoming entrance vestibule provides a useful cloak area and leads into the hallway, which benefits from a handy understairs storage cupboard. The bright and spacious lounge enjoys a dual-aspect outlook and offers ample room for various furniture configurations, including a dining area. The modern fully fitted kitchen features a range of integrated and freestanding white goods, easy-upkeep panelling in splash areas, and twin windows that bring in plenty of natural light. The upper landing gives access to the attic space. The principal bedroom is a good-sized double with dual-aspect windows and integrated wardrobes with sliding mirrored doors. Bedrooms two and three each benefit from fitted wardrobes, space for freestanding furniture, and flexibility for alternative uses such as a home study or hobby room. The bathroom is finished with partial tiling and is fitted with a shower-over-bath and heated towel rail.



Further benefits include electric storage heating, double glazing, and a secure door entry system. A guest suite is also available for hire for visiting family or friends.

Carlyle Court offers independent living to those over the age of 60 within a likeminded community of 81 other 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.

*This property has been subject to virtual staging/renovation to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.*

## Gardens, Parking & Factor

Beautifully maintained 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. There is a service charge of £263 per calendar month. This covers expenses incurred by the factors, including block building insurance.



## Extras

Selected fixtures and fittings, including; integrated hob, oven, and extractor hood, freestanding dishwasher, and washing machine, light fittings and fitted floor coverings.



## Viewing

By appointment through Neilsons 0131 625 2222.





virtually renovated by **HOMELi**

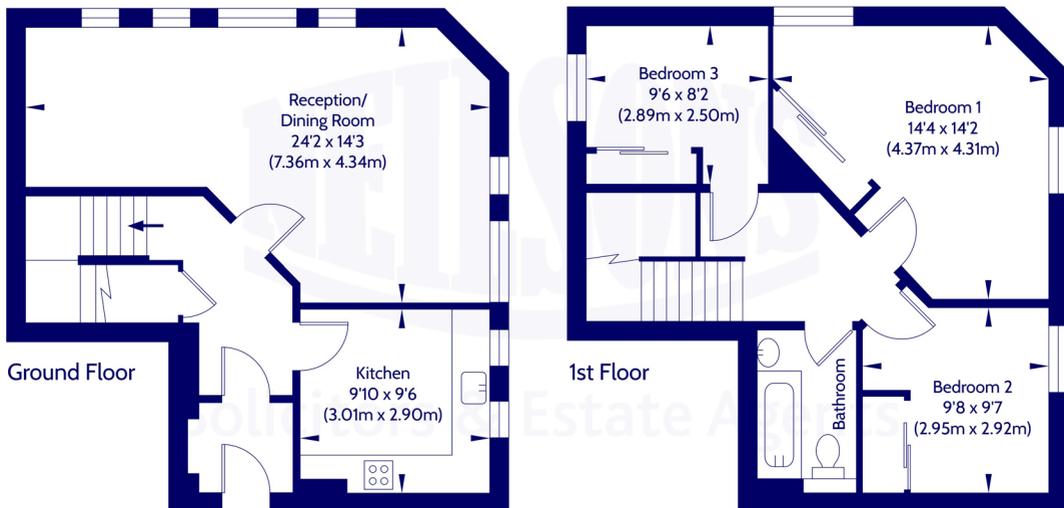
## Location

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 92 Sq M / 999 Sq Ft.



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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