

COMELY BANK

CARLYLE COURT

FLAT 409, 173 COMELY BANK ROAD  
EH4 1DJ



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EPC RATING: C

OFFERS OVER £240,000

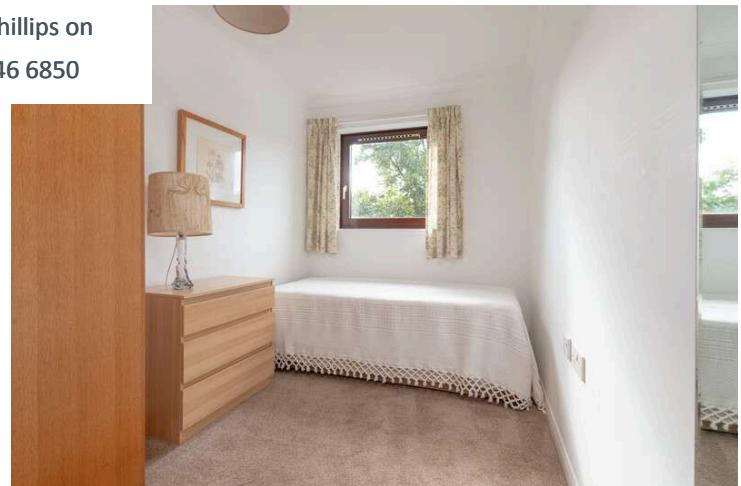
#### PROPERTY DESCRIPTION

- Hallway with large storage cupboard housing new small size electric hot water heater
- Spacious living/dining room with feature antique fire and south facing bay window making it a sunny, bright flat with open views Kitchen off the lounge with excellent range of white high gloss units and appliances
- Master bedroom with mirrored fitted wardrobes and south facing window
- Good sized second bedroom
- Recently upgraded shower room with accessible walk in shower, vanity sink unit and wc
- New electric hot water heater and Fischer electric heaters in lounge and hall
- Newly carpeted
- Entryphone system
- Communal sitting areas inside the development offering spaces to sit and read (communal library) or socialise with other residents
- Surrounded by manicured communal gardens with further areas to sit out
- Two bed guest suite available for visitors to rent out at a very reasonable nightly rate
- Residents parking on site
- This flat pays approx. £230pcm to Hanover Housing who manage the development. This covers emergency pull cords linked to a 24-hour care line, a development manager who lives on site available Mon-Fri 8.30am-4.30pm, gardening, cleaning of communal areas, block buildings insurance and any major communal repairs.



#### VIEWING

By appointment tel.  
Jardine Phillips on  
0131 446 6850





## RARELY AVAILABLE, TWO BED SOUTH FACING RETIREMENT FLAT IN SUPERB COMELY BANK LOCATION

This well presented third floor flat has been upgraded with a new kitchen, new shower room, new electric hot water & heating and new floor coverings. Now ready to move into. Located in this very popular development opposite Waitrose and a short walk or bus ride to all the wonderful shopping and amenities of Stockbridge. Surrounded by lovely communal landscaped gardens.

### LOCATION

Comely Bank is an extremely popular, affluent area within a brisk walk or short bus ride of Edinburgh city centre. Carlyle Court is ideally situated for access to all local amenities, including a Waitrose supermarket directly opposite, doctors' surgeries, chemist, bank and the well known Mimi's Bakehouse. Neighbouring Stockbridge offers a great range of boutiques, galleries, independent stores, bookshops and a fantastic selection of cafés, restaurants and bars. Craigleath Retail Park is also a short bus ride away. Inverleith Park, Dean Gardens and the Royal Botanic Gardens are all close by, together with the Water of Leith walkway. For the active, Glenogle swim centre provides a beautifully restored Victorian swimming baths, a state-of-the-art gym and fitness classes. There are numerous buses running from the main road both into and out of town.

### GARDEN

Surrounded by manicured communal gardens with further areas to sit out.

### PARKING

Residents parking on site.

### EXTRAS

The blinds/curtains, light fittings, built in electric hob, oven, cooker hood, washing machine and fridge freezer are included in the sale.

### GENERAL

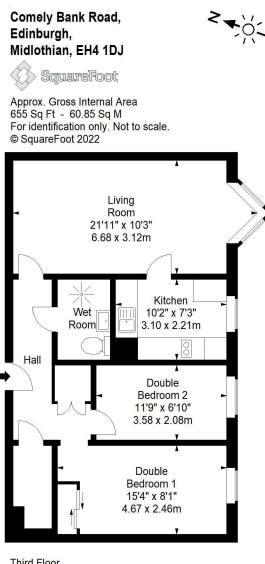
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### HOME REPORT VALUATION

£250,000



Living/dining room	21'11 x 10'3 (6.68m x 3.12m)
Kitchen	10'2 x 7'3 (3.10 x 2.21m)
Bedroom 1	15'4 x 8'1 (4.67 x 2.46m)
Bedroom 2	11'9 x 6'10 (3.58 x 2.08m)



Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.