



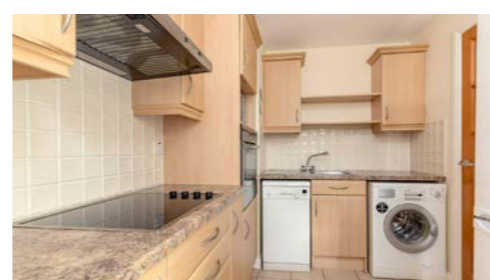
**208 Carlyle Court, 173 Comely Bank Road
Comely Bank, Edinburgh, EH4 1DH**

CALL US ON 0131 447 4747

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

- Shared secured entry.
- Stairs & lift to upper levels.
- Reception hall with storage.
- Attractive & good-sized living room/dining room with feature fire.
- Modern fitted kitchen with appliances.
- Well-presented double bedroom with built in wardrobes.
- Further bedroom.
- Freshly presented shower room.
- Electric heating.
- Double glazing.
- Beautifully maintained communal gardens.
- Resident's parking.
- House Manager.
- 24-hour Careline system.
- Guest facilities.
- Residents Lounge.



GENERAL DESCRIPTION

A well-presented first floor flat, quietly situated to the rear of the building, forming part of a sought-after retirement development in the prestigious Comely Bank district of the City. The property is perfectly positioned for access to a wide range of local amenities and a short journey to the northwest of the Edinburgh City Centre. The property is brought to the market in move-in condition.

FACTORING NOTE

The development is managed by Hanover Scotland at an approximate charge of £210 per calendar month. This covers the maintenance of all the communal areas, the blocks buildings insurance, cost of the House Manger and 24 hour Careline system. Hanover are required to meet with the Purchaser to carry out a suitability assessment before missives are concluded. All owners must be 60 years of age or older.

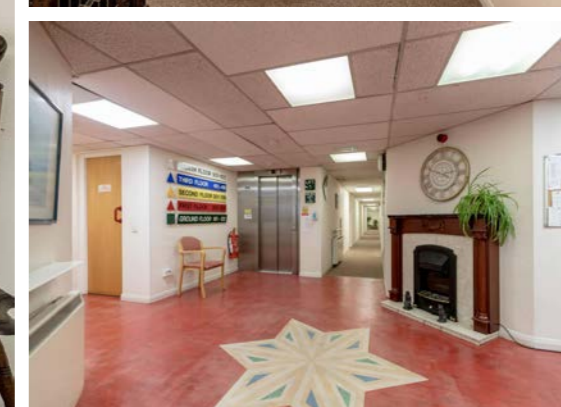
COUNCIL TAX BAND - E.
TRAIN STATION - APPROXIMATELY 1.6 MILES TO EDINBURGH HAYMARKET TRAIN STATION.
AIRPORT - APPROXIMATELY 8 MILES TO EDINBURGH AIRPORT.
BUSES - WITHIN 100 METRES.

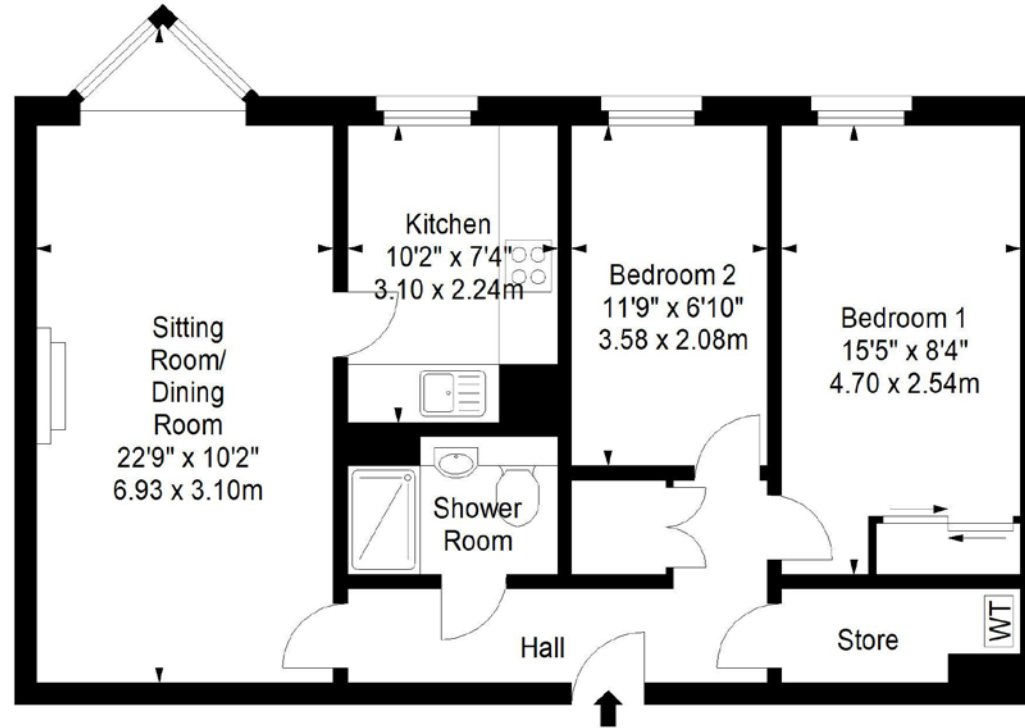
LOCATION

Comely Bank is a highly sought-after residential area adjacent to vibrant Stockbridge and located just a short walk from the retail and commercial thoroughfares of Princes Street and George Street. There is an array of specialist shops, fashionable bars, restaurants, quaint coffee shops, delis and boutiques which are all within easy walking distance. Recreational amenities in the locality include the Water of Leith Walkway, the Royal Botanic Gardens, Inverleith Park and the Glenogle Swim Centre. The Modern Art and Dean Galleries are also easily accessible. Comely Bank is within commuting distance of Edinburgh International Airport by car and also a short distance from Haymarket Railway Station and the tram link at Haymarket.

EXTRAS:

ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, MICROWAVE, FRIDGE/FREEZER, CHEST FREEZER, DISHWASHER AND FREESTANDING WASHER/ DRYER. SOME FURNITURE MAY BE AVAILABLE BY SEPARATE NEGOTIATION.





First Floor

Carlyle Court
Comely Bank Road,
Edinburgh, EH4 1DH



Approx. Gross Internal Area
 667 Sq Ft - 61.96 Sq M
 For identification only. Not to scale.
 © SquareFoot 2022



ENERGY PERFORMANCE
CERTIFICATE RATING C



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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.