

COMELY BANK

FLAT 315, 173 CARLYLE COURT,
COMELY BANK ROAD



EPC RATING: C

FIXED PRICE £195,000



IMMACULATE ONE BED RETIREMENT FLAT IN SUPERB COMELY BANK LOCATION

This bright, neutrally presented second floor flat is ready to move into and would make a wonderful home for a retiree or a couple. Surrounded by beautiful landscaped gardens with a lift, on site warden, communal seating areas & off street parking spaces. Sited in this extremely popular development opposite Waitrose and a short walk or bus ride to all the great shopping facilities & amenities of Stockbridge, Craigleith and the city centre.

VIEWING

By Appt pls call 0131 4466850

PROPERTY DESCRIPTION

- Hallway with large storage cupboard housing hot water tank
- Spacious living/dining room with feature fireplace with electric coal effect fire and open views over the communal gardens
- Kitchen off the lounge with range of kitchen units and appliances
- Good sized bedroom with mirrored fitted wardrobes
- Updated shower room with accessible large walk in shower, vanity sink unit and wc
- Electric heating & double glazed windows
- Communal sitting areas inside the development offering spaces to sit and read with a 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. £230 pcm 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 & maintenance of communal areas and block buildings insurance. Minimum age limit for residents is 60

AREA

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 loved Mimi's Bakehouse. Neighbouring Stockbridge offers a great range of boutiques, galleries, independent stores, bookshops and a fantastic selection of cafés, restaurants & bars. Craigleith 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.

EXTRAS

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

HOME REPORT VALUATION

£195,000

Living/dining room	19'4 x 9'11 (5.89 x 3.02m)
Kitchen	9'6 x 6'8 (2.90 x 2.03m)
Bedroom 1	17'8 x 8'11 (5.38 x 2.72m)

Contact:

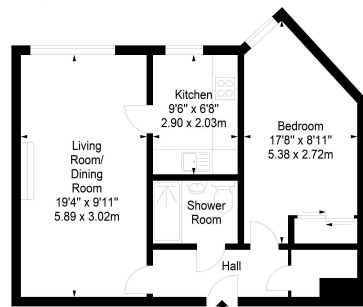
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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing. In order that they may be kept advised of any closing date. The sellers reserve the right to sell without 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.

Comely Bank Road,
 Edinburgh,
 Midlothian, EH4 1DJ



Approx. Gross Internal Area
 511 Sq Ft - 47.47 Sq M
 For identification only. Not to scale.
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Second Floor

