



173/206 Comely Bank Road
COMELY BANK | EDINBURGH | EH4 1DH


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A bright and spacious first floor retirement flat situated within a modern development in the popular Comely Bank area. The flat is quietly situated to the rear of Carlyle Court allowing for an abundance of natural light. The development benefits from a communal lounge, resident and visitor parking, beautifully maintained communal grounds, 24 hour care line and an on site warden and internally, the property has been maintained to a good standard and is presented well.

- Well maintained and presented first floor apartment
- Quietly situated to the rear
- Entrance hallway with storage security entry phone
- Living/dining room
- Double bedroom with fitted mirrored wardrobes
- Kitchen fitted with floor and wall units and integrated, and space for, appliances
- Shower room with electric shower and vanity sink unit
- Electric panel heaters
- Beautifully maintained communal grounds
- Resident and visitor car park
- 24 hour care line
- Communal lounge
- On site warden

Kitchen appliances, blinds, and curtains are to be included in the sale.

EPC Rating C. Council tax band D.

Factor fee of £249.74 per month - to include fees for warden, alarm cords, TV licence, buildings insurance and maintenance.

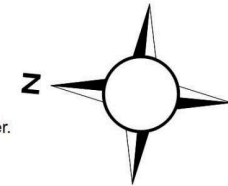
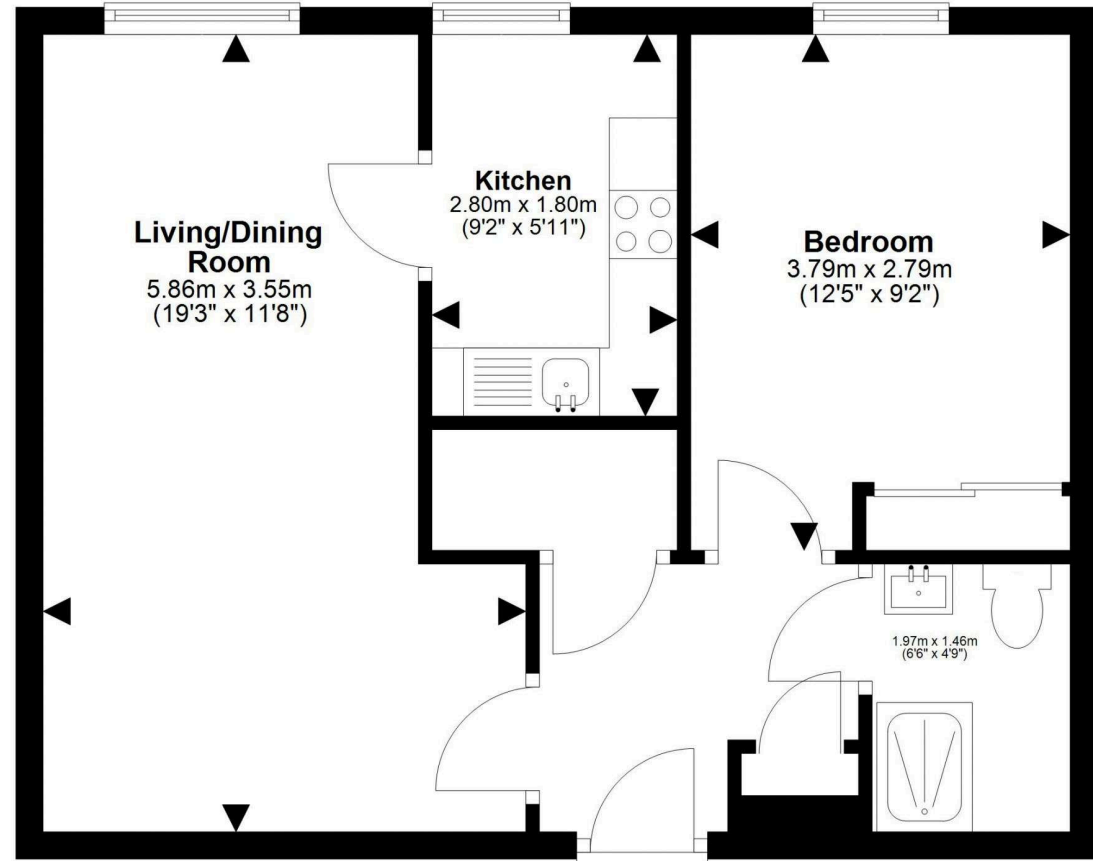
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





Comely Bank is a highly sought after residential area adjacent to Stockbridge and located within walking distance of the retail and commercial thoroughfares of Princes Street and George Street in the City Centre. Excellent local amenities include a choice of small speciality shops and delis, fashionable bars and restaurants. More extensive shopping opportunities include a Waitrose Supermarket and Craigmyle Retail Park which is a short drive away. There are excellent schools - both public and private sector - from nursery to secondary level. Recreational amenities in the locality include the Royal Botanic Gardens and Inverleith Park as well as Glenogle swimming baths.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.