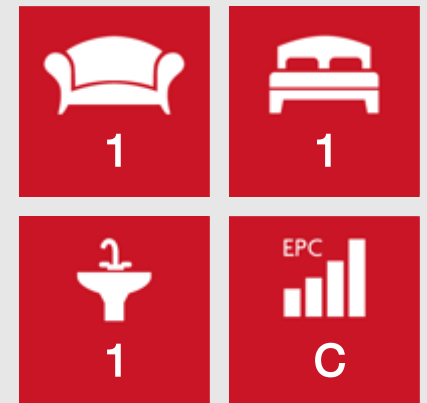




Thorntons 
The right way to move

313 Carlyle Court, 173 Comely
Bank Road, Edinburgh EH4
1DJ





Summary

A bright and spacious one-bedroom second-floor retirement apartment forming part of an established and highly regarded retirement development in the sought-after Comely Bank area of Edinburgh. Extending to approximately 46 sq m (500 sq ft), the property enjoys lovely open outlooks across beautifully maintained communal garden grounds and offers comfortable, low-maintenance accommodation. The development benefits from secure entry, lift access, a resident warden, attractive communal residents' sitting areas and unallocated residents' parking. The property further benefits from electric heating, double glazing and is professionally factored by James Gibb, with management charges currently approximately £263 per month. Please note that the development operates age criteria for residents.

Features

- Bright and spacious one-bedroom retirement apartment
- Established retirement development
- Secure entry system and lift access to all floors
- Resident warden providing added reassurance and support
- Spacious living/dining room
- Beautifully maintained communal gardens
- Fitted kitchen with washing machine, electric cooker, extractor hood and fridge
- Electric Heating; DG; EPC - C
- Attractive communal residents' sitting areas
- Unallocated residents' parking

Room Measurements

Living/Dining Room: 20'3" × 9'11" (6.17m × 3.03m)

Kitchen: 10'2" × 9'2" (3.10m × 2.79m)

Bedroom: 11'10" × 8'9" (3.61m × 2.66m)

Shower Room: 6'7" × 5'9" (2.01m × 1.75m)

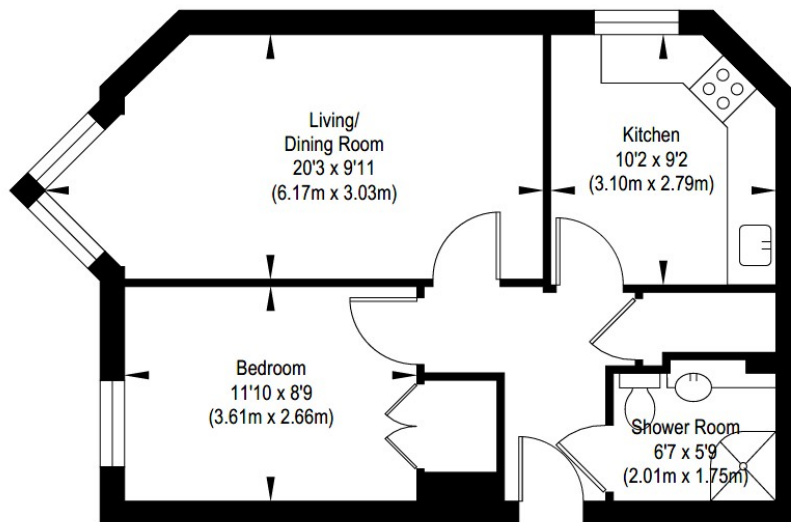


Floorplan



Approx. Gross Internal Floor Area 46 Sq M / 500 Sq Ft.

2nd Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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