



**lindsays**

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

*"Apartment 203 Carlyle Court is a well-presented first floor flat within this much sought after purpose built retirement development"*

- First floor retirement flat
- Popular development in Stockbridge
- Hall with large store cupboard
- Bright sitting/dining room
- Large double bedroom with built-in wardrobe
- Fitted kitchen with appliances
- Shower room
- Electric heating
- Residents parking
- Shared grounds

EPC Rating B

**OFFERS OVER £195,000**





## Description

Apartment 203 Carlyle Court is a well-presented first floor flat within this much sought after purpose built retirement development. The development stands within its own landscaped grounds with residents' private parking facilities and boasts a secure door entry system, 2 lifts, a communal lounge, a guest suite and a House Manager. The accommodation comprises a large sitting/dining room, a fitted kitchen (with electric oven and hob, washing machine and fridge), spacious double bedroom with fitted wardrobe and a fully tiled shower room. Off the hall is a large storage cupboard. Background heating is provided by an electric system and the flat is fully double glazed. The development is managed by Hanover Housing Association. Residents must be over 60 and go through an interview process to confirm they are capable of independent living prior to conclusion of missives.

## Area

Comely Bank is situated north of the city centre, just over the Dean Bridge and as such is little more than ten minutes on foot from the West End and Princes Street. In the opposite direction lies open parkland including Inverleith Park and the Royal Botanic Gardens. Consequently, it is a much sought after and highly respected residential area with much to recommend it. Not only are the city's amenities easily within walking distance but Comely Bank itself and adjoining Stockbridge offer an eclectic mix of small speciality shops, fashionable restaurants, cafes and bars, all within a few minutes on foot. There is a large branch of Waitrose literally around the corner and the Craighleith Retail Outlet boasts a number of High Street stores including Marks & Spencer and a Sainsbury's Supermarket. An open air market in neighbouring Stockbridge is a hive of activity on a Sunday morning. Although very much part of the city, the area has a unique village like atmosphere and is surprisingly greenbelt. In addition to the wonderful open spaces of both Inverleith Park and the Botanics, the Water of Leith Walkway meanders all the way from Balerno to Leith and provides a leafy route for walkers and cyclists alike. There are a number of fitness clubs within close proximity including the Glenogle Centre with swimming pool and a wide programme of activities. The Grange Cricket and Squash Club is located at the foot of the Avenue.

## Viewing

By appointment contact Lindsay's 0131 229 4040.

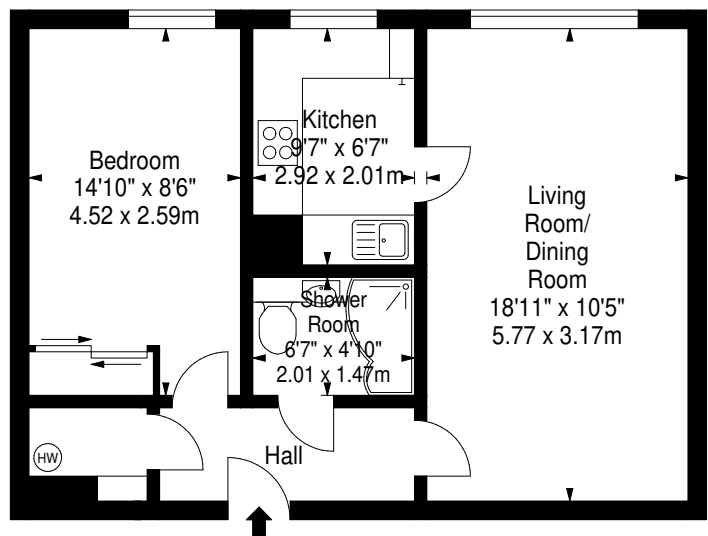
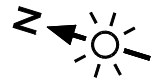


**Carlyle Court,  
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Edinburgh,  
Midlothian, EH4 1DH**



**SquareFoot**

Approx. Gross Internal Area  
504 Sq Ft - 46.82 Sq M  
For identification only. Not to scale.  
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First Floor

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Prospective purchasers are requested to note formal interest with Lindsay's as soon as possible after viewing in order that they may be informed 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. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.