

1/3 South Street, Bo'ness, West Lothian,

EH51 0EA

T: 01506 826232

E: property@sneddons.com

W: www.sneddons.com



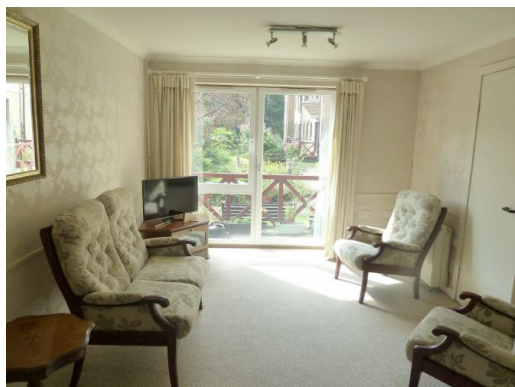
sneddons S.S.C.
solicitors & estate agents



173 Comely Bank, Edinburgh

Offers Over £185,000

- Spacious Retirement Flat
- One Double Bedroom
- Fitted kitchen
- Shower room
- Good Storage
- Communal Gardens
- Residents Car Park
- Desirable Location



173 Comely Bank, Edinburgh

Description

Bright and well-presented ground floor retirement flat. Set within a purpose-built development located in Edinburgh's highly desirable Comely Bank area, just north of Edinburgh city centre. Carlyle Court is a privately owned development, with Hanover providing the factoring service.

Our Housing Officer would require to carry out a home visit to the potential purchaser. Applicant Requirements: Must be capable of independent living; Aged 60+ years.

Accommodation

Accommodation is arranged over the ground floor and includes a spacious and naturally bright lounge with French doors giving access to the timber balcony and the communal gardens. The fitted kitchen is just off the lounge and has ample storage units, complementary work tops, ceramic hob, wall mounted electric oven and grill. The fridge freezer and washing machine are integrated. The double bedroom has built in wardrobes. There is a walk in cupboard in the hallway. The modern shower room has vanity units housing the WC and wash hand basin

Outside

The development offers delightful communal grounds and landscaped garden areas. There is a residents car park giving ample off street parking.

Local Area

Comely Bank is a highly sought-after residential area, lying adjacent to vibrant Stockbridge, and roughly a mile from the retail and commercial amenities of Princes Street and George Street.

Nearby is an array of speciality shops, fashionable bars, restaurants, cafés, and delicatessens, with more extensive shopping available with one of only two Waitrose supermarkets in Edinburgh, and a Sainsbury's at Craighleith Retail Park. Recreational amenities nearby include the Royal Botanic Gardens, Inverleith Park, and the Glenogle Swim Centre. Regular bus services run from Comely Bank Road to the city centre and other areas.

Lounge

5.95m x 3.18m (19'6" x 10'5")

Kitchen

2.93m x 2.15m (9'7" x 7'1")

Bedroom

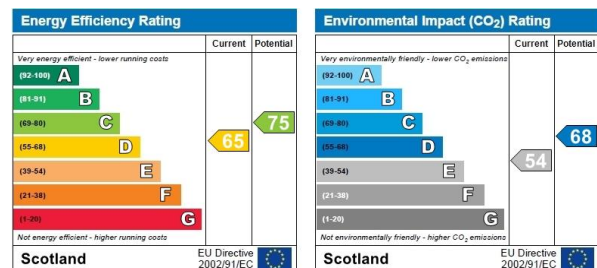
2.93m x 3.98m (9'7" x 13'1")

Shower Room

1.50m x 1.95m (4'11" x 6'5")

Contact Us

To arrange a viewing or for further details please call 01506 826232 or email property@sneddons.com.



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