



**Thorntons**   
The right way to move

## 173/210 Carlyle Court

Comely Bank Road, Comely  
Bank, Edinburgh EH4 1DH





## Summary

This two bedroom first-floor retirement flat forms part of a modern retirement complex (minimum age 60) in Comely Bank. The home boasts a southeast-facing living and dining area with a fireplace, a modern kitchen, a double bedroom with a westerly aspect, a second bedroom and a wet room.

Additionally, Carlyle Court residents benefit from access to a house manager, 24-hour Careline services, guest facilities, a residents' lounge, well-maintained shared garden grounds and residents' parking. Factor: The development is managed by James Gibb at an approximate charge of £270 p/m inclusive of communal area maintenance, block buildings insurance, the House Manager and 24-hour Careline system. James Gibb are required to meet with the Purchaser to carry out a suitability assessment.

## Features

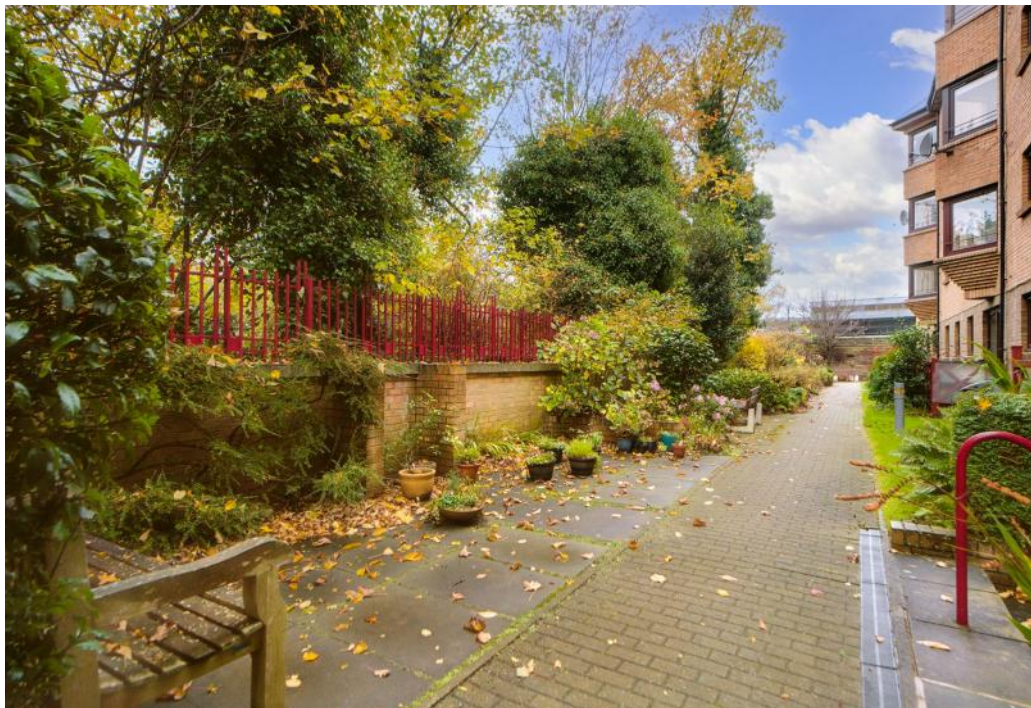
- First-floor retirement flat in Comely Bank
- Part of an exclusive retirement development (minimum age 60)
- Secure shared entry and lift-service
- Sunny living and dining room with fireplace
- Fully refurbished (2021) kitchen with a sunny aspect
- West-facing main bedroom
- Versatile second bedroom
- Modern, fully tiled wet room
- Well-kept communal garden grounds
- Residents' parking
- Electric heating and double glazing



“This two bedroom retirement flat in Comely Bank boasts a refurbished kitchen with high quality worktops and modern appliances.”



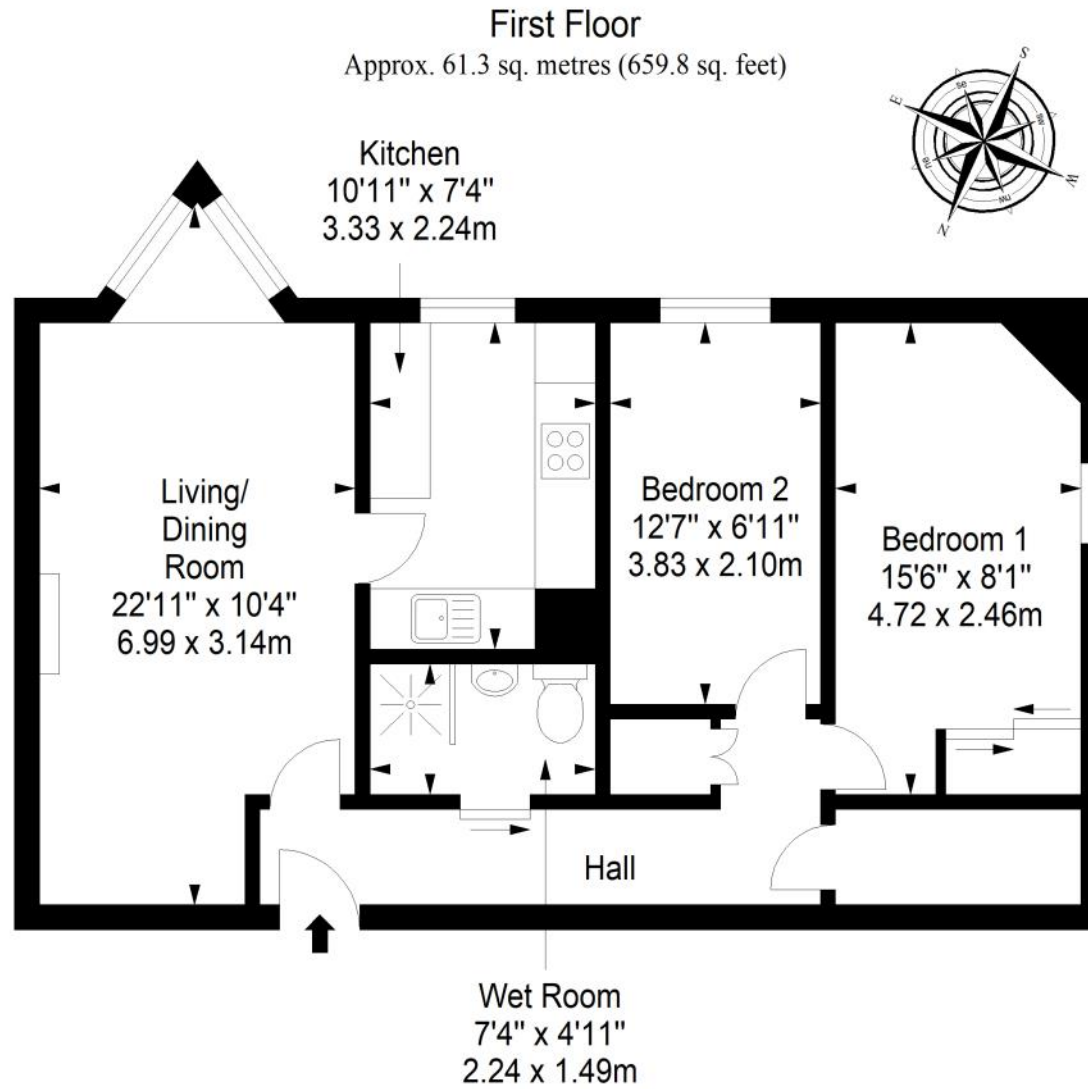




“Situated in highly desirable Comely Bank within easy reach of excellent amenities, shops, bus links and green space.”



# Floorplan



Total area: approx. 61.3 sq. metres (659.8 sq. feet)



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