





'Beautifully presented and bright 1st floor retirement flat forming part of a sought-after development close to amenities.'

Hallway with storage, lounge/dining room overlooking lovely communal grounds, contemporary modern fitted kitchen, generously sized double bedroom with extensive fitted furniture and luxuriously upgraded shower room. Electric heating. Double glazed windows, mainly recently replaced. Secure entry system. Part time house manager. 24 hour careline. Bookable guest suite. Lift. Resident's lounge areas and private parking. Very well maintained and colourful landscaped garden grounds.

Carlyle Court lies less than 1 mile North of Princes Street and is therefore ideally placed to take full advantage of all of the facilities available within a cosmopolitan and modern European capital. The district of Comely Bank/Stockbridge has a real village vibe and offers a diverse range of shops, boutiques, cafes, delicatessens, butchers, fishmongers, cheesemongers and Sunday Farmers Market with Waitrose and Sainsbury's supermarkets nearby. Recreational activities well provided for by way of public parks, Glenogle Swim Centre, Water of Leith Walkway, Art Galleries, restaurants, bars and bistros along with a wealth of historical landmarks. The property is well placed for public transport with a regular bus service on Comely Bank Road whilst several major access roads including the A90 Queensferry Road, Waverley Station and Edinburgh International Airport allow for ease of travel out with the capital.

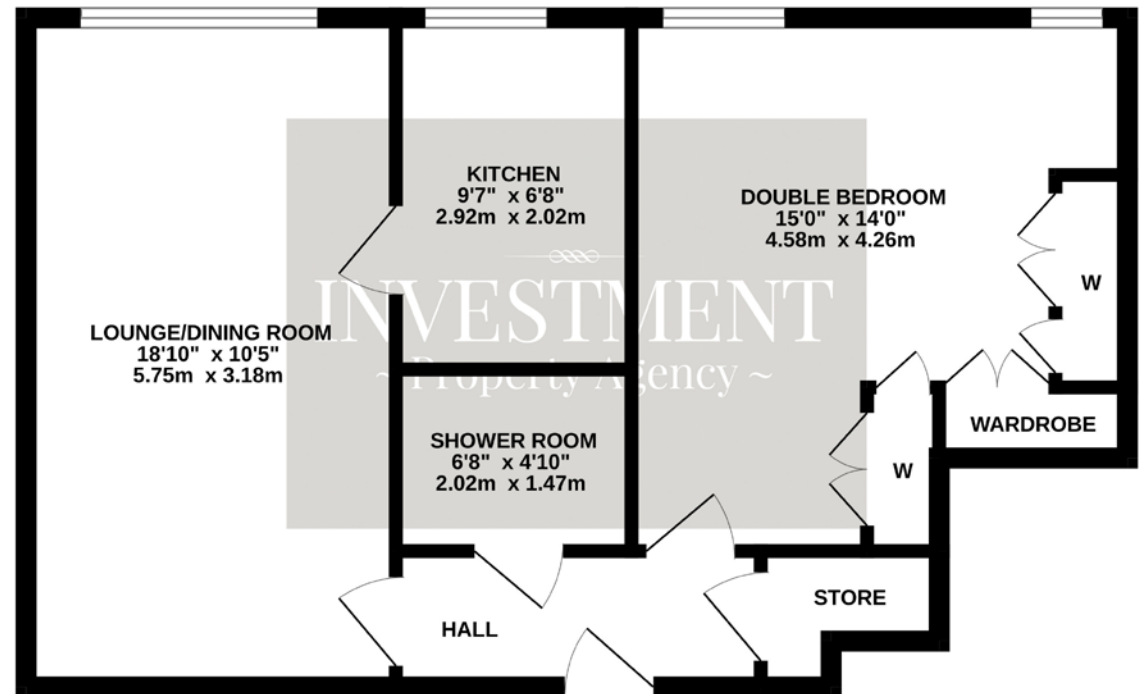
Note: Prospective residents will be required to lead an independent life and meet with the development manager to assess suitability and to find out more about the day to day running of the development. Please note single occupants must be aged 60, while in the case of couples, one person must be at least 60 and the other 55. There is a monthly charge of approximately £238 towards maintaining the development services which includes buildings insurance. The development is managed by James Gibb Residential Factors.

EPC Rating C





FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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