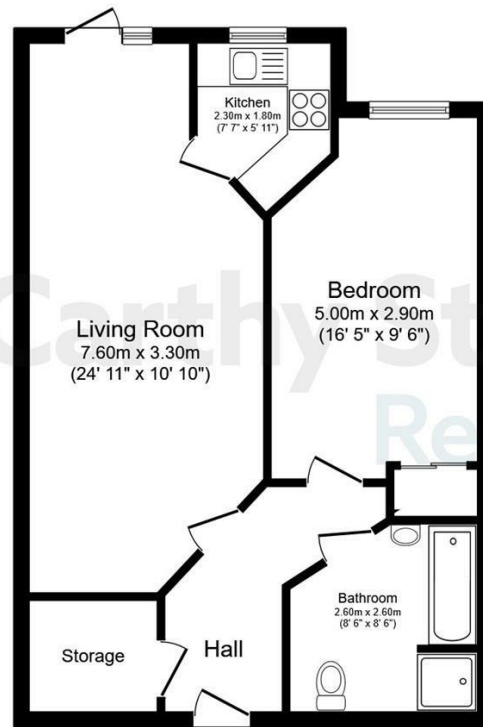


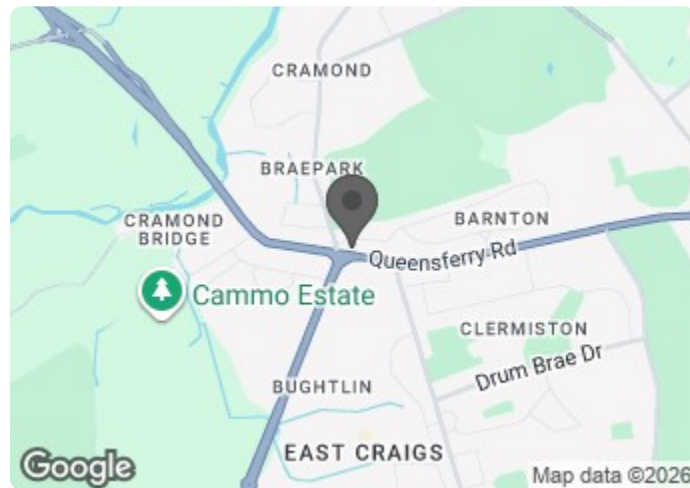
28 Lyle Court

25 Barnton Grove, Edinburgh, EH4 6EZ



Total floor area 55.3 sq.m. (595 sq.ft.) approx
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band: F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		83	87
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		95	95
		EU Directive 2002/91/EC	



Offers over £215,000 Freehold

Lovely and bright first floor one bedroom apartment overlooking the courtyard in the sought after Retirement Living Plus development, Lyle Court in Barnton, Edinburgh. Superb communal facilities on offer including a residents' lounge, roof terrace and sun room. There are care packages available and one hour of domestic assistance per week included in the service charge. Excellent amenities within walking distance and a handy bus stop outside the development.

Call us on 0345 556 4104 to find out more

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Lyle Court, 25 Barnton Grove, Edinburgh,

1 Bed | Offers over £215,000

Summary

Lyle Court was purpose-built by McCarthy & Stone for Retirement Living Plus. The development consists of 73 one and two-bedroom retirement apartments for the over 70s. There is an Estates Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the hallway, bedroom and bathroom. The development includes a beautiful residents' lounge with kitchen facility where you can enjoy various social activities if you wish or attend the weekly coffee morning to enjoy a catch up with your neighbours. The restaurant facility provides a nutritional three course lunch (subsidised) and you can pre-order light evening meals. The communal laundry room is well equipped and serviced washes can be arranged at extra cost. There are attractive and well-maintained landscaped gardens including a roof terrace, sun room and courtyard with seating area. The hair salon is popular. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking permit scheme applies, check with the Estates Manager subject to availability.

Local Area

Lyle Court is situated in Barnton some 4 miles to the north west of Edinburgh City Centre. Barnton is a small, affluent suburb of the capital and enjoys a reputation as one of the city's most desirable locations. The development is accessed from Barnton Grove, just off Barnton Junction and enjoys excellent transport links to the local area and into the City Centre with a handy bus stop just outside the development. Local amenities and attractions are easily accessible, from the local shops and services adjacent to the development. These include a small supermarket and ATM facility, post office and pharmacy. There are beautiful walks and scenery on the Cramond shoreline and along the River Almond. Golf enthusiasts will also find the Royal Burgess Golfing Society nearby, one of the most

prestigious golf clubs in Scotland, and just one of a multitude of clubs in the Edinburgh & Lothians area. Edinburgh itself is of course full of fantastic attractions, from the historic Edinburgh Castle and the Royal Mile, to the iconic modern Scottish Parliament building at Holyrood. Shopping facilities are unrivalled with Princes Street and George Street offering even the most discerning shoppers an excellent choice of stores.

28 Lyle Court

Apartment 28 is located on the first floor overlooking the well-maintained entrance courtyard with seating area. Ideally located close to the lift for easy access to the communal facilities on offer, including the popular residents' lounge on the ground floor and the roof terrace and sun room.

Entrance Hall

Welcoming entrance hall with a walk-in storage cupboard/airing cupboard with shelving and a clothes rail. There is a 24 hour emergency call system, illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cords located in the hall, bedroom and bathroom.

Kitchen

Well-appointed, fully-fitted kitchen with wood effect wall and base units with work top and under-pelmet lighting. Stainless steel sink and mono block lever tap. Built-in raised level oven, ceramic hob with extractor hood over and fitted integrated fridge, freezer. Tiled flooring and tiled splash-backs.

Living Room

Bright and spacious living room featuring a Juliet balcony, ample room for a small dining table and chairs by the window recess. There are plenty of electric sockets, TV and phone points. There is a partial glazed door giving access to a separate kitchen.

Bedroom

Good sized double bedroom with built in mirror wardrobe, TV and phone point, emergency pull cord and wall mounted electric heater.

Bathroom

Fully tiled with anti-slip flooring, this well equipped bathroom with suite comprising of a bath, level access walk-in shower with handrail, rainfall shower head and adjustable handheld shower head. WC, vanity unit with sink and mirror above, heated towel rail and small heater. There is also an emergency pull cords within easy reach for peace of mind.

Inclusions & Additional Information

- Floor coverings & Integrated appliances
- Standard Broadband
- Mains water and electricity
- Electric room heating
- Mains drainage

Service Charge

- Cleaning of communal windows
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- 1% Contingency fund s
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about the service charge, please contact your Property Consultant or Estates Manager.

Annual Service charge: £9,046.50 for financial year ending 31/08/26

Car Parking (Permit Scheme)

Parking is by allocated space subject to availability. The fee is currently £250 per annum. Permits are available on a first-come, first-served basis. Please check with the Estates Manager on site for availability.

