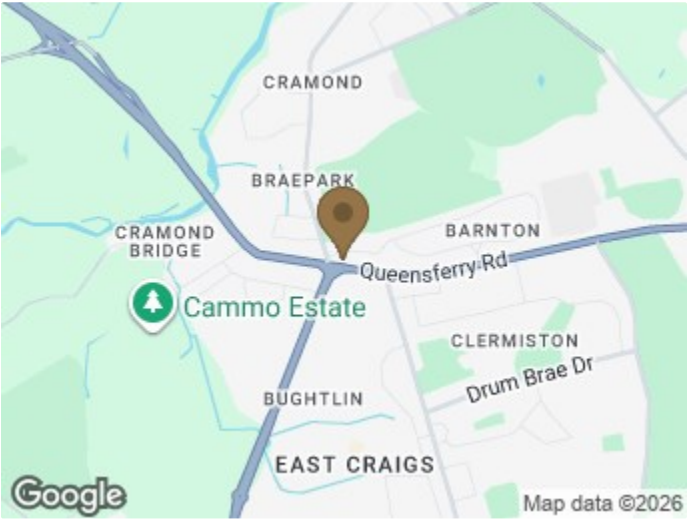




Total floor area 78.0 sq.m. (839 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A	94	94
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC		Scotland	EU Directive 2002/91/EC	



53 Lyle Court

25 Barnton Grove, Edinburgh, EH4 6EZ

1 | 1 | Council Tax: F

Looking for the perfect property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 53 Lyle Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Offers over £275,000
Freehold

Key Features

- Large configuration apartment with courtyard views
- Estate Manager & 24 Hour on site management
- Personal extra care packages available
- Table service bistro
- Residents' lounge, sun room and roof terrace
- Social activities and outings
- Landscaped gardens and private parking
- Guest suite, hair salon and laundry room
- Bus stop nearby with excellent transport links
- Walking distance to local shops, cafes and restaurant

53 Lyle Court, Edinburgh

Summary

Lyle Court was purpose built by McCarthy & Stone and is one of our Retirement Living PLUS range development's and is facilitated to provide its homeowners with extra care, supporting your independence, wellbeing and everyday life at home. An Estates Manager is on hand to manage the day to day running of the development and attend to any queries you may have. Within the service charge, homeowners are allocated one hour's domestic assistance per week, however, additional hours can be arranged by prior appointment. There are a range of personal care packages to suit your requirements - these are provided by the onsite Care Inspectorate registered care team. There is a 24-hour emergency call system provided via a personal pendant alarm and with call points in the hallway, bedroom and bathroom. The development consists of 73 one and two-bedroom retirement apartments for the over 70s and 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 Estate Manager as 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 Avon. 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.

53 Lyle Court

The apartment is located on the second floor overlooking the entrance courtyard with easy access to the lift and communal facilities on offer including the sun room and roof terrace. The Guest Suite is situated on the same floor should you have family and friends to stay.

Entrance Hall

Welcoming entrance hall with generous storage space and a 24 hour emergency care-line system with pendants provided. There are illuminated light switches, a smoke detector, apartment security door entry system with intercom and emergency pull cords located in the hall, bedroom and bathroom, for peace of mind.

Living Room

Generous living room with plenty natural light from the Juliet balcony with doors that can both tilt and open inwards with elevated views overlooking the courtyard and landscaped grounds and beyond. The room is well appointed with sockets, TV and phone points and the feature fireplace and electric fire creates a nice focal point.

Dining Kitchen

Well appointed fully fitted kitchen with Juliet balcony and tiled floor and dining area for a table and chairs. There is a stainless steel sink with mono block lever tap, built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and dishwasher. Decorative roller blind, floor level heater and under pelmet lighting.

Bedroom

Spacious double bedroom benefiting a fitted mirror wardrobe with shelving. The room can easily accommodate additional furniture and still feels spacious. There are ample electric sockets, TV and phone point. The Juliet balcony makes this a lovely bright space.



 1 |  1 | Offers over £275,000

Bathroom

Well equipped bathroom with slip resistant flooring and suite comprising of a bath, walk in shower area with handrail and WC. Vanity unit with sink and mirror above, mirror cabinet, shelving, heated towel rail and small Dimplex heater.

Inclusions & Notes

Included: Blinds & integrated appliances

Additional Notes:

- Standard Broadband
- Mains water and electricity
- Electric room heating
- Mains drainage

Service Charge

Service charge: £9,046.50 per annum for the financial year ending 31/08/26

- 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
- The contingency fund covers the long-term maintenance of the development, including internal and external redecoration of the communal areas. There is a 1% contingency fee applicable upon Resale.
- 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 Estate 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 Estate Manager.

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.

