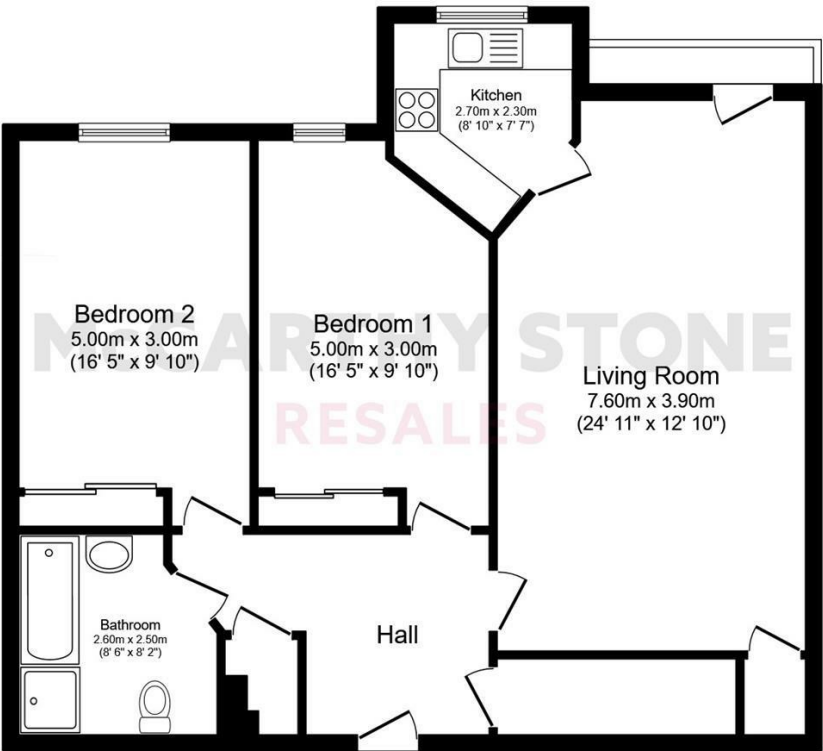


48 Lyle Court

Barnton Grove, Edinburgh, EH4 6EZ

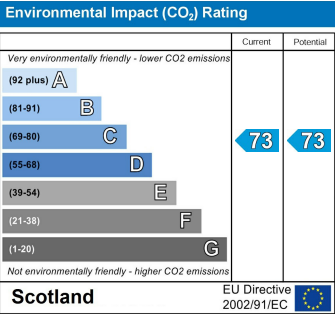
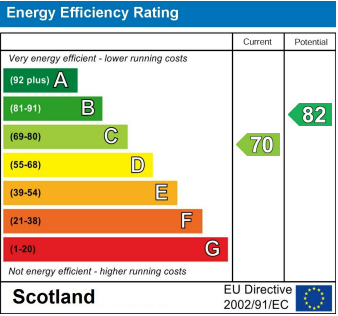
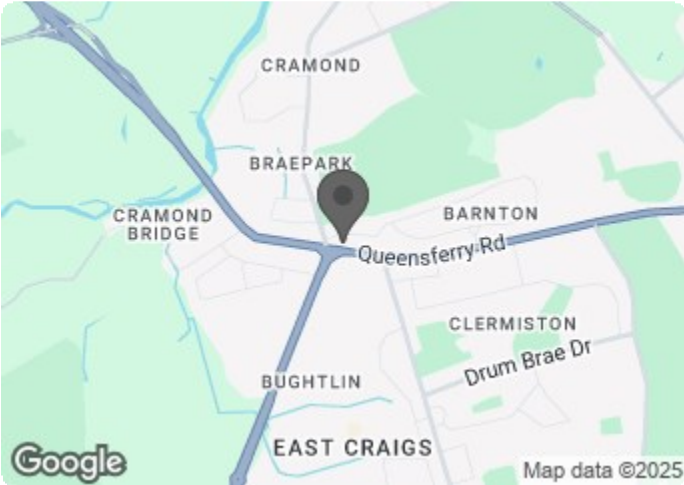


Total floor area 83.6 sq.m. (900 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Council Tax Band: G



This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



Offers over £310,000 Freehold

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A beautifully appointed southerly aspect two bedroom peaceful corner position apartment. Located on the second floor and offering views of Pentland Hills, this apartment is close to the communal facilities on offer with easy access to keeping fit, being right next to the stairs. There are also lifts to all floors for convenience. One hour of domestic assistance per week included in the service charge.

~This energy efficient and pet friendly apartment must be viewed to be appreciated~

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# Lyle Court, Barnton Grove, Edinburgh, EH4

### 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, bedrooms and bathroom. The development includes a beautiful Homeowners' 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. There are attractive and well maintained landscaped gardens including a roof terrace, sun room and courtyard with seating area. The hair and beauty salon are 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. Lyle Court is situated on Barnton Grove, just off Barnton Junction and enjoys excellent transport links to the local area and into the City Centre. Local amenities and attractions are easily accessible, from the local shops and services adjacent to the development, including a small supermarket, post office and pharmacy, to the beautiful walks and scenery offered on the nearby Cramond shoreline. 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 most discerning shoppers an excellent choice of stores.

### 48 Lyle Court

Superb corner position two-bedroom apartment located on the second floor within a peaceful location with excellent views



south. The communal lift servicing all floors provides easy access to the residents' lounge and restaurant on the ground floor, but the flat is furthest away from the lift and other facilities including the sunroom and roof terrace. Electric storage heating provided.

### Entrance Hall

Spacious entrance hall with two good sized walk-in storage cupboards, 24 hour care line emergency response system and personal pendant alarm(s) provided. There are also pull cords in the bedrooms and bathroom. There are illuminated light switches, a smoke detector and apartment security door entry system with intercom. Doors lead to the living room, bedrooms and bathroom/Wet Room.

### Living Room

A lovely bright and generous space benefiting a Juliet balcony. The feature fire surround and electric fire provides a nice focal point. There is a handy storage cupboard off the lounge and the room has ample electric raised sockets, TV and phone points, light fittings and a partially glazed door leads to the kitchen.

### Kitchen

Well appointed fully fitted kitchen with tiled floor. Stainless steel sink with mono block lever tap. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, floor level heater and under pelmet lighting.

### Bedroom One

Double bedroom is angled with a fitted wardrobe and plenty room for free standing furniture. There are plenty sockets throughout plus a TV and phone point.

### Bedroom Two

Good sized double bedroom benefiting a mirrored sliding wardrobe. The rectangular shaped room can accommodate two single beds or a double. There are plenty electric sockets, TV and phone point plus an emergency pull cord.

### Bathroom/Wet room

Well equipped bathroom/wet room with suite comprising of bath, wet room shower area with handrail, WC, vanity unit with sink and mirror above, heated towel rail and small heater.

### Additional Notes

- Included: Fitted carpets and integrated appliances.



# 2 Bed | Offers over £310,000

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

### Service Charge

- \* Cleaning of external and communal windows
- \* Electricity, heating, lighting and power to communal areas
- \* 24-hour emergency call system
- \* One hour domestic cleaning per week
- \* Upkeep of gardens and grounds • One hour domestic cleaning per week
- \* Repairs and maintenance to the interior and exterior communal areas
- \* 1% Contingency fund including internal and external redecoration of communal areas
- \* Buildings Insurance
- \* All day use of communal residents' lounge with complimentary tea, coffee and biscuits
- \* Subsidised residents meal service in restaurant
- \* Mobility Scooter store

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

Service charge for the year ending 31/08/25 is £959.72 per month (£11,516.63 per annum)

### 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.

