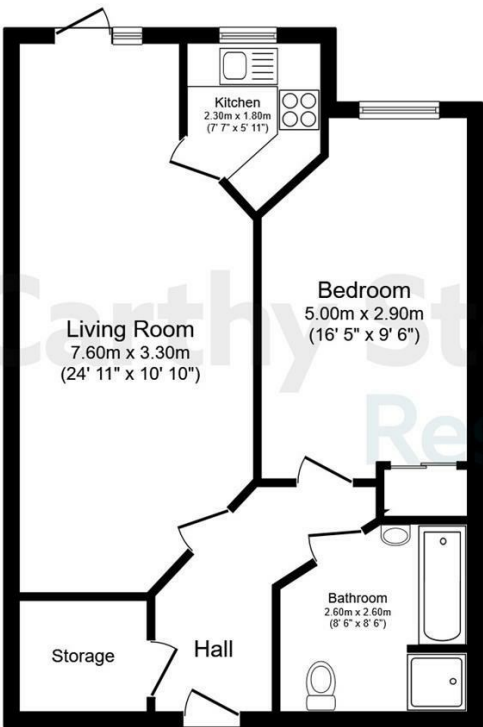
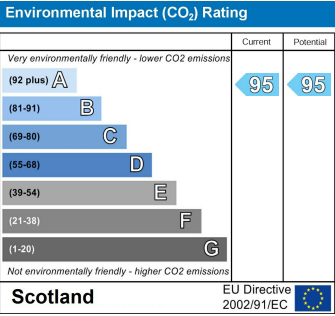
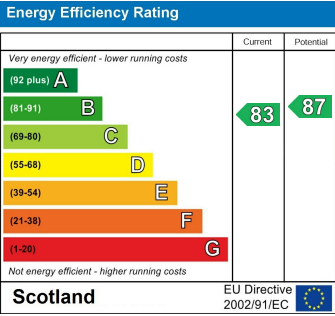
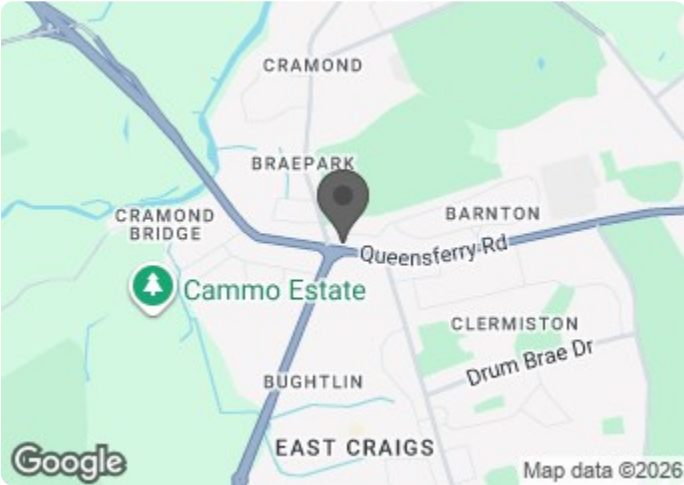


28 Lyle Court

25 Barnton Grove, Edinburgh, EH4 6EZ



Council Tax Band: F



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 £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

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Lyle Court, 25 Barnton Grove, Edinburgh,

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.



1 Bed | Offers over £215,000

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.

