

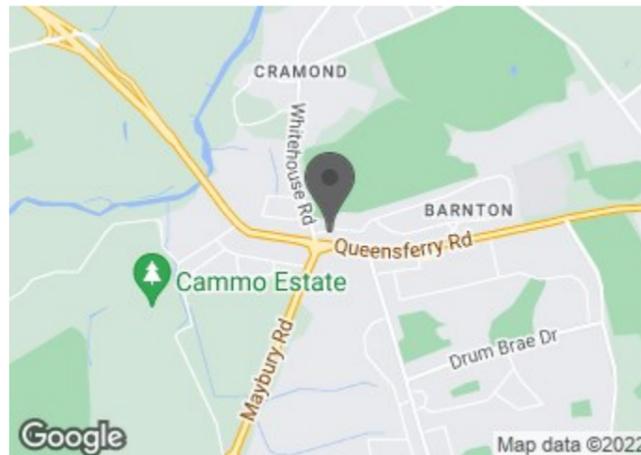
# McCARTHY STONE RESALES

**40 LYLE COURT,  
25 BARNTON GROVE, EDINBURGH, EH4 6EZ**



**Floor Plan**

Total floor area 60.0 sq. m. (646 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). Plan produced for McCarthy & Stone. Powered by www.localagent.com



**COUNCIL TAX BAND: F**

| Energy Efficiency Rating   |           | Environmental Impact (CO <sub>2</sub> ) Rating |           |
|--|-----------|--|-----------|
| Current  | Potential | Current  | Potential |
| <p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p>   |           |  |           |
| <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p> |           |  |           |
| 84   | 86        | 75   | 77        |
| Scotland   |           | Scotland                                       |           |
| EU Directive 2002/91/EC  |           | EU Directive 2002/91/EC                        |           |

# McCARTHY STONE RESALES

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A well presented one bedroom, second floor retirement apartment with Juliet balcony. The superb facilities within Lyle Court include a table service restaurant, sun room, roof terrace and hair and beauty salon. There is a bus stop within walking distance outside the development. 24 hour management and emergency careline system for peace-of-mind.

**OFFERS OVER £240,000 FREEHOLD**

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# LYLE COURT, 25 BARNTON GROVE,

# 1 BED | OFFERS OVER £240,000

## SUMMARY

Lyle Court was built by McCarthy & Stone purpose built 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 bathroom.

The development includes a beautiful residents lounge with kitchen facility where you can enjoy a variety of social activities if you wish or attend the weekly coffee morning to enjoy a catch up with your neighbours. The table service restaurant provides a nutritional three course lunch (subsidised) and you can pre-order light evening meals. The function suite can be hired for a special occasion for a small fee. The communal laundry room is well equipped. There are attractive and well maintained landscaped gardens including a roof terrace, several sun rooms and courtyard with seating area. 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.

It is a condition of purchase that residents must meet the age requirements of 70 years. If a couple, one person must meet the minimum age requirement.

## 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 sought after locale. 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 with the benefit of a bus stop located just outside the development, in addition to Hermiston Gait train station with park and ride facility. Local amenities and attractions are easily accessible from the local shops and services adjacent to the development, including a post office and bank, 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 unrivaled with Princess Street and George Street offering even most discerning shoppers an excellent choice of stores.

## 40 LYLE COURT

Superb one bedroom retirement living plus apartment located on the second floor on the same level as the Guest Suite, Hair/Beauty Salon and within easy reach of both lifts serving all floor levels. The apartment is situated within a quieter position of the development overlooking a pleasant courtyard. Enjoys a bright Westerly aspect with far reaching views towards the Forth Bridges and their towering lights.

## ENTRANCE HALL

Welcoming entrance hall with a walk-in storage cupboard/airing cupboard, 24 hour emergency Tunstall call system, illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the bedroom, living room and bathroom.

## LIVING ROOM

Beautifully presented living room which is bright and airy with dining area by the Juliet balcony with pleasant open outlook. There are three light fittings, TV and telephone points. raised electric power sockets including a socket with power switch should you wish to add a feature fire surround with electric fire. Neutral fitted carpets throughout the living room, bedroom and hall. Partially double glazed doors lead onto a separate 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, freezer and under pelmet lighting. Fitted roller blind frames the window.

## BEDROOM

Good sized double bedroom benefiting from a built-in wardrobe and plenty room for free standing bedroom furniture. There are ample raised electric sockets, attractive ceiling light, TV and phone point and an emergency pull cord for peace of mind.

## BATHROOM/WET ROOM

Fully tiled with anti-slip flooring, this well equipped bathroom with suite comprises 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 cord within easy reach for peace of mind.

## EXTRAS

Fitted carpets, blinds, curtains and integrated appliances are included in the sale. Other items of furniture available under separate negotiation.

## 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
- Contingency fund including internal and external redecoration of communal areas
- 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 service charges please contact your Property Consultant or House Manager.

Service charge: £6,362.26 pa (for financial year ending 10/22)

## PRIVATE PARKING (PERMIT SCHEME)

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

