McCarthy & Stone

RESALES

SECOND FLOOR ONE BED RETIREMENT LIVING APARTMENT

51 Lyle Court, 25 Barnton Grove, Edinburgh, EH4 6EZ

Offers over £240,000 FREEHOLD

For further details, please call 0345 556 4104

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VIRTUAL TOUR AVAILABLE A SUPERB SPACIOUS one bedroom retirement apartment WITH JULIET BALCONY, boasting a PLEASANT VIEW overlooking the entrance COURTYARD. There is a TABLE SERVICE RESTAURANT, SUNROOM and ROOF TERRACE, as well as a HAIR AND BEAUTY SALON on-site. The BEAUTIFUL communal lounge makes the ideal space to MEET YOUR NEIGHBOURS and ENJOY SOCIAL ACTIVITIES including coffee mornings.

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.

51 Lyle Court

Superb second floor one bedroom retirement apartment facing onto the entrance courtyard. The apartment comprises an entrance hall with walk-in storage cupboard, living room, fully fitted kitchen, double bedroom with fitted wardrobe and a bathroom/wet room.

Entrance Hall

Welcoming entrance hall with a generous walk-in storage cupboard. There is a 24 hour Tunstall emergency careline with pull cords in the hall, bedroom and bathroom for peace of mind. Secure door entry intercom system and handy illuminated light switches. Your mail is delivered to your own apartment door. Doors lead to the living room, bedroom and bathroom.

Living Room

Bright and spacious living room benefitting a Juliet balcony overlooking the pleasant courtyard to the main entrance. There is space to accommodate a dining table and chairs. The feature fire surround with fitted electric fire provides a focal point of the room. There are ample raised electric sockets, three light fittings and TV and phone points. Partially glazed door leads to 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.

Bedroom

Good sized double bedroom with built in mirrored wardrobe and ample sockets, TV and phone point.

Bathroon/Wet Room

Fully tiled and fitted with bath and suite comprising of wet shower room facility, WC, vanity unit with sink and mirror above. Grab rails above the bath and in the shower area. Emergency pull chord system.

Extras

Fitted carpets, curtains, light fittings, integrated appliances and the feature fireplace are included in the sale.

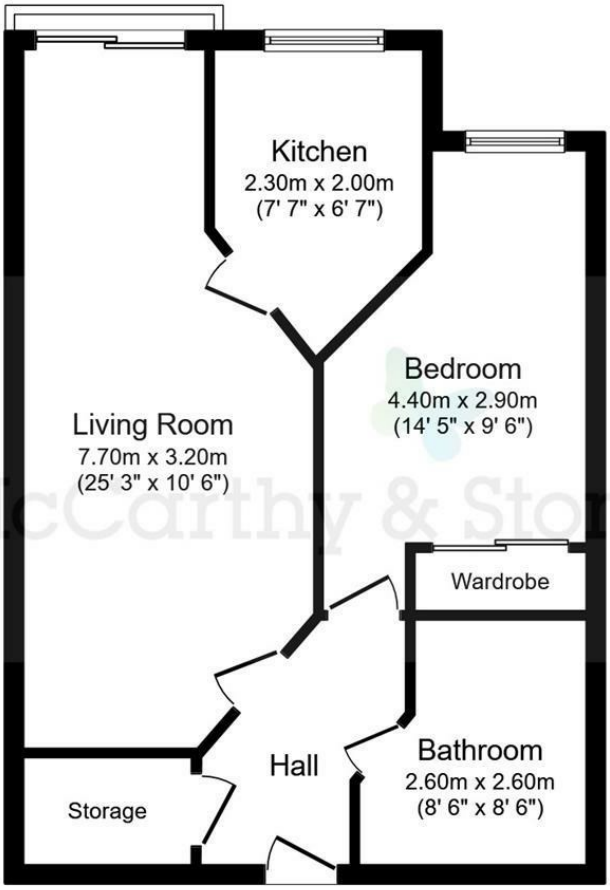
Service Charge

- Cleaning of communal windows and outside external apartment windows
- Electricity, heating, lighting and power to communal areas
- One hour domestic cleaning per week
- 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.

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.



Floor Plan

Total floor area 54.0 sq. m. (581 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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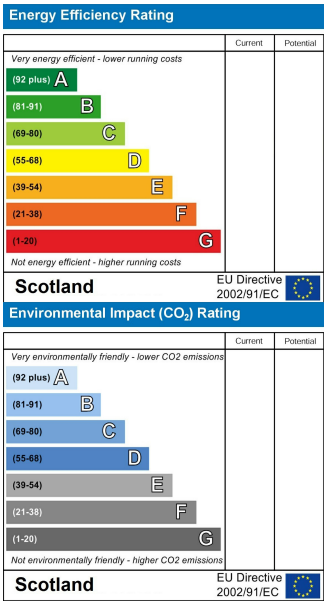

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

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