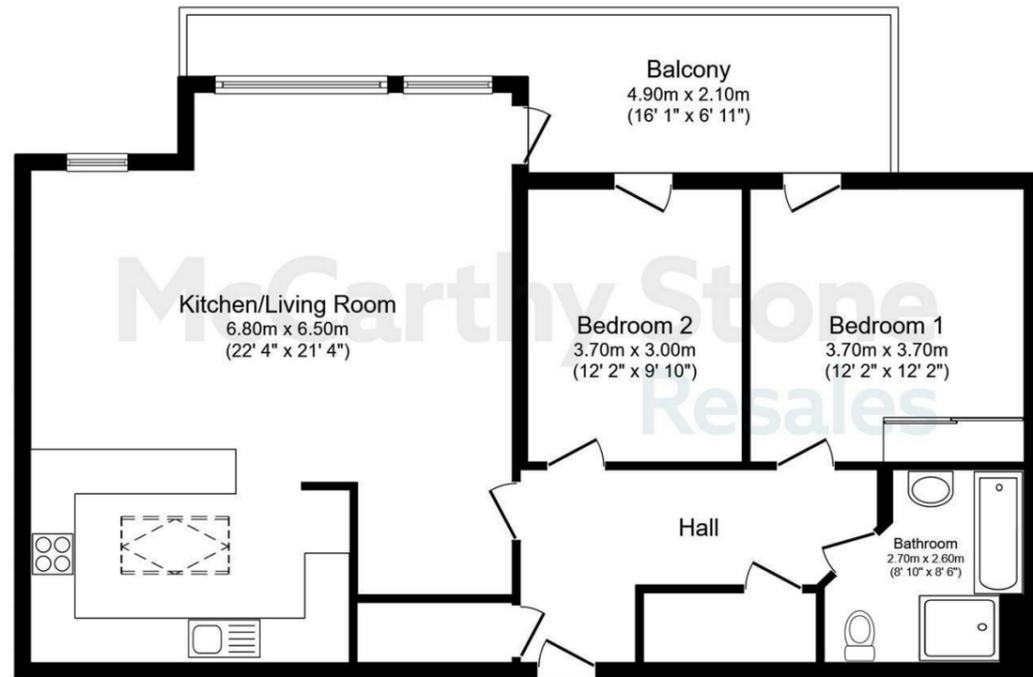


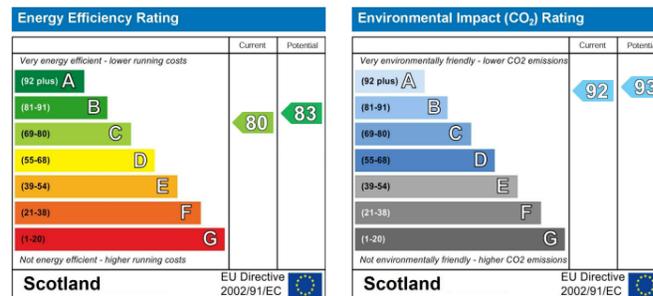
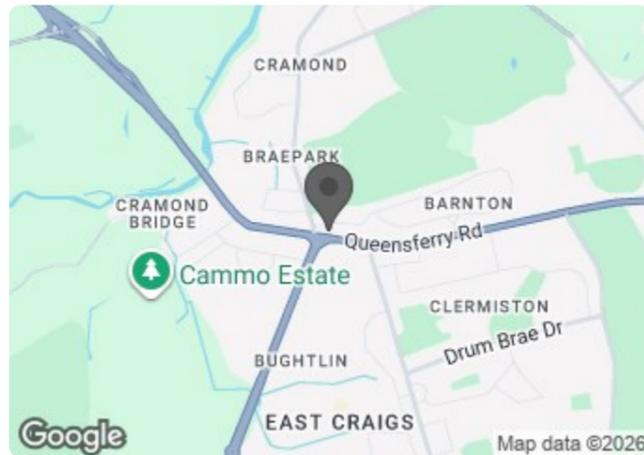
63 Lyle Court

25 Barnton Grove, Edinburgh, EH4 6EZ



Total floor area 91.6 sq.m. (986 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). Powered by www.focalagent.com

Council Tax Band: G



Offers over £495,000 Freehold

Stunning and beautifully presented two bed penthouse apartment with open plan living/dining/kitchen and access to a generous sun terrace. The apartment overlooks the grounds with courtyard and faces onto Whitehouse Road.

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Lyle Court, 25 Barnton Grove, Edinburgh,

2 Bed | Offers over £495,000

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(s) and bathroom. We are registered with the Care Inspectorate and personal extra care packages are available and domestic assistance with 1 hour is included in the service charge.

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 gift and coffee shops, restaurant and services adjacent to the development. These also 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.

63 Lyle Court

Stunning two bed penthouse apartment positioned on the third floor, side elevation of Lyle Court looking towards Whitehouse Road. The accommodation is spacious, open plan living with access to a generous terrace. You can also enjoy the communal roof garden and sun lounge on the same level with kitchen facility and easy access to the lift servicing all levels.

Entrance Hall

Generous and welcoming entrance hall with two good sized storage cupboards, illuminated light switches, a smoke detector, apartment security door entry system with intercom. The 24 hour care line emergency response system is situated in the hall and personal pendant alarm(s) are provided giving peace of mind. Doors lead to the bedrooms, open plan living/dining/kitchen space and bathroom/wet room.

Open Plan: Living/Dining/Kitchen

Stylish and well presented open plan living space flooded with natural light, full height windows and patio doors giving access to the terrace to watch the world go by and enjoy a morning coffee. This comfortable living space is combined with a breakfast bar and dining area. Leading onto the well appointed kitchen, there is a skylight with Velux window operated by remote control. The fitted kitchen with tiled floor has plenty storage space, attractive worktop, stainless steel sink with mono block lever tap. built-in oven, ceramic hob with extractor hood. There is a two drawer, under counter fridge, a separate under counter freezer and an integrated dishwasher. Under pelmet lighting, attractive ceiling lights and spotlights. There are neutral carpets in the living/dining area, bedrooms and hallway.

Primary Bedroom

Generous double bedroom with built in mirrored wardrobe, benefitting access to the terrace. The room can accommodate twin beds and there is plenty space for free standing furniture. There is an emergency pull cord installed, plenty sockets, a wall mounted TV and phone point.

Bedroom Two

The second bedroom is currently utilised as an office space or could be a hobby room and can accommodate bedroom furniture. You can also access the terrace from here. There is an

emergency pull cord installed and plenty sockets, a wall mounted TV and phone point.

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. Emergency pull cord within easy reach.

Inclusions & Additional Information

- Curtains and integrated appliances are included
- 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
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- 1% 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.

The annual service charge is £12,318.44 for the financial year ending 31/08/26 (£1,026.54 per month).

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.

