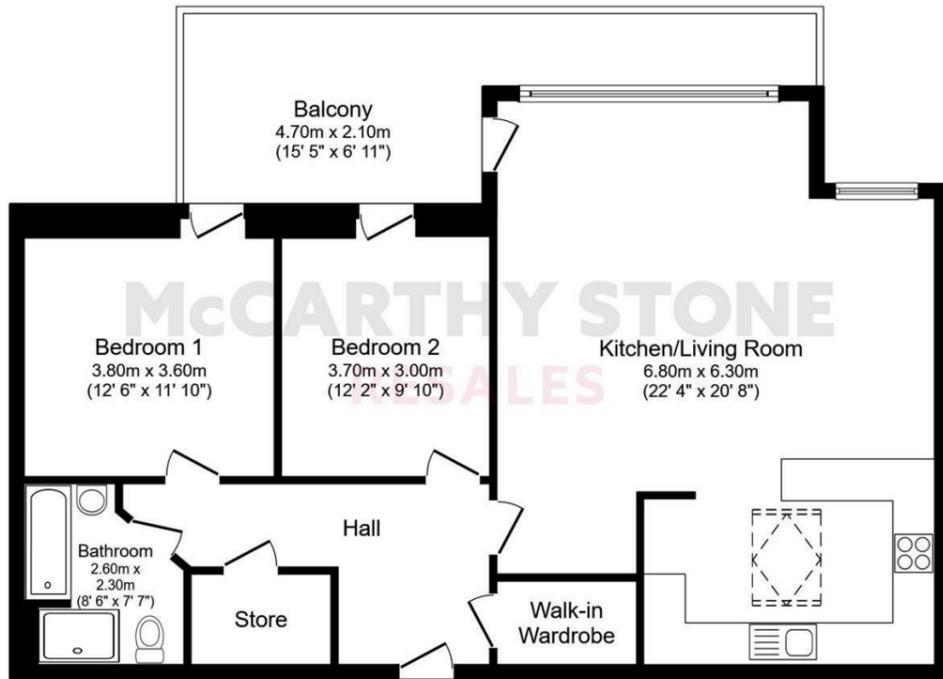


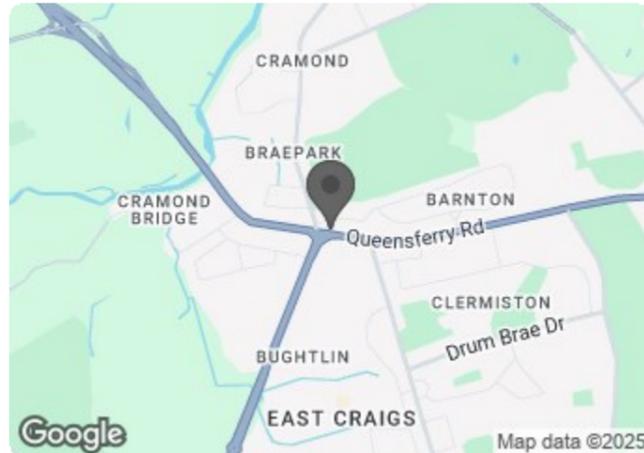
66 Lyle Court

25 Barnton Grove, Edinburgh, EH4 6EZ



Total floor area 92.1 m² (991 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		79	83
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		70	73
EU Directive 2002/91/EC			

Offers over £510,000 Freehold

Superb south facing penthouse apartment with generous balcony and pleasant views over to the Pentland hills. This spacious two bedroom apartment has an open plan living/dining/kitchen area. Early viewing recommended.

Call us on 0345 556 4104 to find out more

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Lyle Court, 25 Barnton Grove, Edinburgh,

2 Bed | Offers over £510,000

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 and team on site and a 24-hour emergency call system with personal pendant alarms also provided. There are call points in the hall, bathroom and bedrooms.

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. There are attractive and well maintained landscaped gardens including a roof terrace, sun room, conservatory 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.

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. This includes a small supermarket and ATM facility, post office, 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.

66 Lyle Court

Apartment 66 is located on the third floor benefitting a south facing aspect with expansive views of the Pentland Hills and surrounding area. The apartment with balcony, comprising an entrance hall with storage, open plan living/kitchen/dining area, two bedrooms, bathroom with shower. You can also take advantage of the communal roof garden and sun lounge on the same level with kitchen facility and easy access to the lift, serving all floors and access to the the additional communal facilities on offer.

Entrance Hall

Welcoming entrance hall with a walk-in wardrobe and further storage cupboard, illuminated light switches, smoke detector, apartment security door entry system with intercom. 24 hour care line emergency response system is situated in the hall and personal pendant alarms, providing peace of mind. Doors lead to the bedrooms, open plan living/dining/kitchen space and bathroom.

Open Plan Kitchen/Living/Dining space

Generous open plan living space flooded with natural light, full height windows and door giving access to the balcony where you can sit and enjoy the sunny aspect. Leading onto the well appointed kitchen with Island there is a skylight with Velux window operated by remote control making this a bright space. The well appointed kitchen with tiled floor has plenty storage space, worktop, stainless steel sink with mono block lever tap, built-in oven, induction hob with extractor hood and free standing fridge, freezer, washing machine and dishwasher. Under pelmet lighting. There are ample sockets, TV and phone points. The neutral carpets are throughout the living/dining area, bedrooms and hallway. There are Silent Gliss electric tracks for voiles and curtains in the living room and lined and interlined curtains with pelmets throughout.

Principal Bedroom

This large double bedroom is tastefully decorated with Cole & Son wallpaper and benefits direct access to the balcony. There are ample raised electric sockets, TV and phone point and an emergency pull cord for peace of mind.

Bedroom Two

Spacious double bedroom with decorative GP&J Baker wallpaper, mirrored wardrobe and access to the balcony. There

is an emergency pull cord installed, plenty electric sockets, TV and phone point.

Bathroom

Fully tiled with anti-slip flooring, this well equipped bathroom comprising of a bath, level access walk-in shower with handrail and folding seat, rainfall shower head and adjustable handheld shower head. WC, vanity unit with sink and mirrored cabinet with electric outlet above sink. There is a heated towel rail, small heater and an emergency pull cord within easy reach.

Additional Information & Services

- Curtains, free standing 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.

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

Private 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 House Manager on site for availability.

