

McCARTHY STONE RESALES

44 LYLE COURT

BARNTON GROVE, EDINBURGH, EH4 6EZ

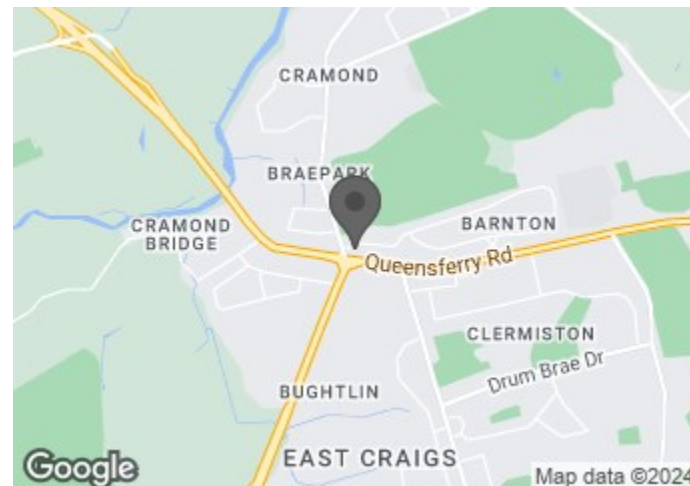


Total floor area 57.4 sq.m. (617 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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COUNCIL TAX BAND: F

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	85	88
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(29-34) E		
(21-28) F	81	81
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC	EU Directive 2002/91/EC



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Superb one bedroom retirement living plus apartment with a southerly aspect located on the 2nd floor with excellent facilities on offer at Lyle Court, Barnton

FIXED PRICE £225,000 FREEHOLD

For further details, please call **0345 556 4104**
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44 LYLE COURT BARNTON GROVE

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 plus a 24-hour emergency call system provided via a personal pendant alarm and with pull cords in the hall, bedroom and bathroom for peace of mind.

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.

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, supermarket and cafe, 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.

44 LYLE COURT

Southerly aspect spacious one bedroom apartment located on the second floor overlooking the well maintained communal gardens, Queensferry Road and an open outlook. The apartment comprises of an entrance hall, living room, kitchen, double bedroom and bathroom/wetroom.

ENTRANCE HALL

Welcoming entrance hall with a walk-in storage cupboard/airing cupboard, 24 hour emergency care-line system with pendants provided, 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

Benefiting a southerly aspect the living room gets plenty of natural light from the Juliet balcony. The decor is neutral throughout with fitted carpets in the hall, living room and bedroom. There are light fittings, raised electric power sockets, TV and telephone points and electric storage heater.

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, table top freezer, under pelmet lighting, floor level heater and decorative roller blind frames the window.

BEDROOM

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

BATHROOM/WETROOM

This well equipped bathroom/wetroom is fully tiled with vinyl flooring. The suite comprises of a bath, level access walk-in shower with handrail, rainfall shower head and adjustable

1 BED | FIXED PRICE £225,000

handheld shower head, WC, vanity unit with sink and mirror above. There is a wall mounted heated towel rail, mirrored cabinet and heater. There is an emergency pull cord provided.

INCLUSIONS

Floor coverings, ingrated appliances, curtains and roller blind included.

SERVICE CHARGE

- Cleaning of communal and external apartment 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 contribution
- Buildings insurance (excludes Home Contents Insurance)
- One hour domestic cleaning each week included
- Your Life care packages available, please speak to a member of the Lyle Court team for further details

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estate 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 Estate Manager.

Service charge: £628.85 per month (£7,546.20 per annum) for financial year ending 31/08/2024

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 House Manager on site for availability.

