

McCARTHY STONE RESALES

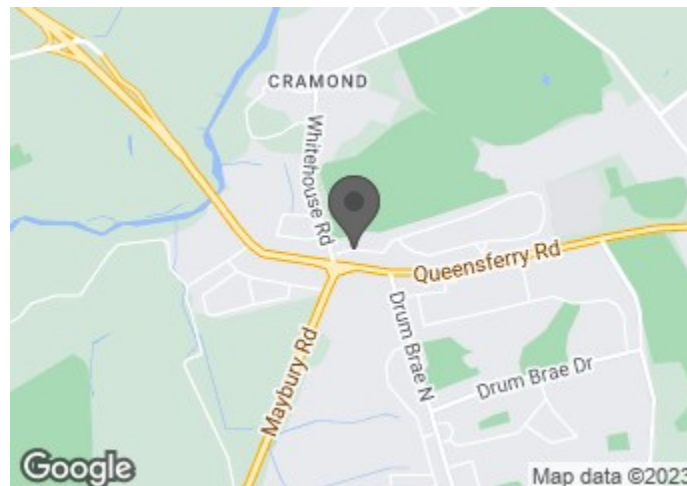
16 LYLE COURT

BARNTON GROVE, EDINBURGH, EH4 6EZ

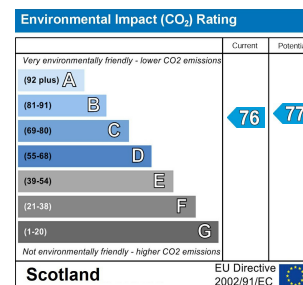
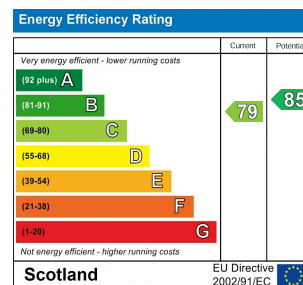


Total floor area 59.0 sq.m. (635 sq.ft.) approx
Printed on 10/10/2023
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by focalagent.com



COUNCIL TAX BAND: F



McCARTHY STONE RESALES

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses.

The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms.

McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales • T: 0345 556 4104 • W: mccarthyandstoneresales.co.uk
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 10716544



Excellent ground floor one bed apartment close to all the communal facilities including the residents' lounge and restaurant. Ideally placed next to the communal entrance onto Barnton Grove with easy access to the local shops

OFFERS OVER £225,000 FREEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

LYLE COURT, BARNTON GROVE,

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.

16 LYLE COURT

Apartment 16 is located on the ground floor with French doors to the patio. The accommodation comprising an entrance hall, living room, kitchen, double bedroom and bathroom/wet room. Ideally situated next to the side door communal entrance providing easy access onto Barnton Grove and the local shops within short walking distance. Electric storage heating provided.

ENTRANCE HALL

Welcoming entrance hall with laminate flooring and a generous walk-in storage cupboard. Mail delivered to your own front door. There is a secure door entry system, Appello emergency care line system with pull cords in the hall, bathroom and bedroom and pendants provided. The doors lead to the living room, bedroom and bathroom.

LIVING ROOM

Well presented and spacious room with laminate flooring and benefiting French doors to the patio. The room can accommodate a dining table and chairs. There are ample sockets, light fittings TV and phone point. A partial glazed door leads to the kitchen.



1 BED | OFFERS OVER £225,000

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. The roller blind frames the window.

BATHROOM

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.

INCLUSIONS

Carpets, curtains, blinds and integrated appliances.

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: £554.74 per month (£6,656.88 per annum) for financial year ending 31/08/2023

RESIDENTS' 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.

