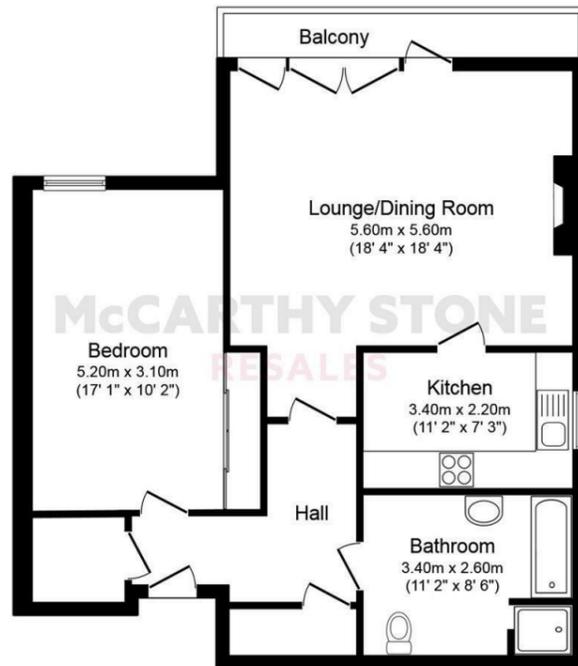


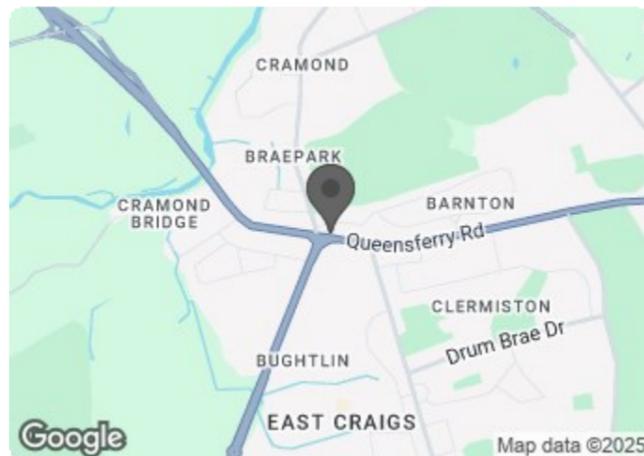
65 Lyle Court

25 Barnton Grove, Edinburgh, EH4 6EZ

PRICE REDUCED



Total floor area 73.4 sq.m. (790 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating																			
Current	Potential	Current	Potential																		
<table border="1"> <tr><td>Very energy efficient - lower running costs</td></tr> <tr><td>(92 plus) <b>A</b></td></tr> <tr><td>(81-91) <b>B</b></td></tr> <tr><td>(69-80) <b>C</b></td></tr> <tr><td>(55-68) <b>D</b></td></tr> <tr><td>(39-54) <b>E</b></td></tr> <tr><td>(21-38) <b>F</b></td></tr> <tr><td>(1-20) <b>G</b></td></tr> <tr><td>Not energy efficient - higher running costs</td></tr> </table>		Very energy efficient - lower running costs	(92 plus) <b>A</b>	(81-91) <b>B</b>	(69-80) <b>C</b>	(55-68) <b>D</b>	(39-54) <b>E</b>	(21-38) <b>F</b>	(1-20) <b>G</b>	Not energy efficient - higher running costs	<table border="1"> <tr><td>Very environmentally friendly - lower CO<sub>2</sub> emissions</td></tr> <tr><td>(92 plus) <b>A</b></td></tr> <tr><td>(81-91) <b>B</b></td></tr> <tr><td>(69-80) <b>C</b></td></tr> <tr><td>(55-68) <b>D</b></td></tr> <tr><td>(39-54) <b>E</b></td></tr> <tr><td>(21-38) <b>F</b></td></tr> <tr><td>(1-20) <b>G</b></td></tr> <tr><td>Not environmentally friendly - higher CO<sub>2</sub> emissions</td></tr> </table>		Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>	(81-91) <b>B</b>	(69-80) <b>C</b>	(55-68) <b>D</b>	(39-54) <b>E</b>	(21-38) <b>F</b>	(1-20) <b>G</b>	Not environmentally friendly - higher CO <sub>2</sub> emissions
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Council Tax Band: F



PRICE REDUCTION  
Fixed Price £359,500 FREEHOLD

One bedroomed Penthouse apartment with walk out south westerly facing balcony, overlooking South Queensferry Road including views of the surrounding area and the Pentland Hills.

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. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or reuse for commercial purposes is prohibited by the Copyright law 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



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# Lyle Court, 25 Barnton Grove, Edinburgh

# 1 Bed | Fixed Price £359,500

## 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, bedrooms and bathroom. 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 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.

## 65 Lyle Court

This one bedroomed larger configuration top floor apartment with balcony offers spacious accommodation overlooking South Queensferry Road and views of the Pentland Hills. The apartment has been freshly decorated in the lounge/dining room and entrance hall.

## Entrance Hall

Welcoming entrance hall with generous storage space. There is a 24 hour emergency care-line system with pendants provided. Illuminated light switches, a smoke detector, apartment security door entry system with intercom and emergency pull cords located in the hall, bedroom and bathroom for peace of mind.

## Lounge/Dining Room

Generous living room with plenty natural light from the windows which can both tilt and open inwards with elevated views and walk out south westerly facing balcony. The room is well appointed with sockets, TV and phone points. Featured fireplace, fitted TV unit with lighting and attractive light fittings.

## 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, roller blind, floor level heater and under pelmet lighting.

## Bedroom

Spacious one bedroom apartment benefiting a fitted mirror wardrobe with additional shelving. The room can easily accommodate additional furniture and still feels spacious. There are ample electric sockets, TV and phone point.

## Bath/Shower Room

Well equipped bathroom with suite comprising of bath, walk in shower area with handrail, WC, vanity unit with sink and mirror above, heated towel rail and small heater.

## Additional Information

- Kitchen roller blind and integrated appliances.
- Standard Broadband
- Mains water and electricity
- Electric room heating
- Mains drainage

## 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
- 1% Contingency fund
- 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 the service charge, please contact your Property Consultant or Estate Manager.

Service charge: £705.89 per month (£8,470.67 per annum) for financial year ending 31/08/25.

## Car Parking

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.

