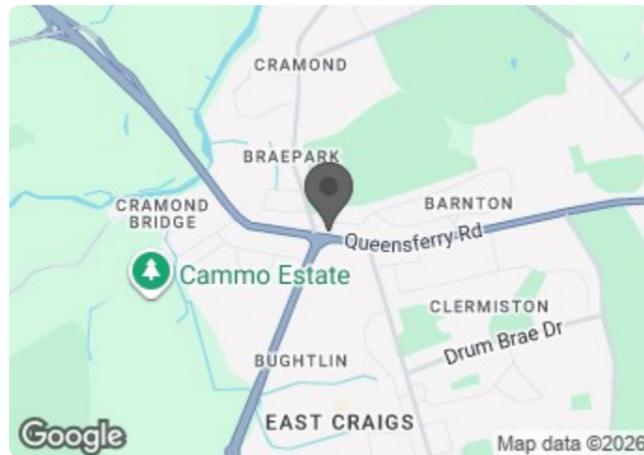


Total floor area 83.7 sq.m. (901 sq.ft.) approx

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			
		79	87
Scotland		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			
		81	80
Scotland		EU Directive 2002/91/EC	

25 Lyle Court

Barnton Grove, Edinburgh, EH4 6EZ



Offers over £355,000 Freehold

CLOSING DATE SET FOR TUESDAY 24TH FEBRUARY @ 12 NOON Southerly aspect, corner position two bedroom apartment within Lyle Court, Edinburgh, a sought after retirement living plus community and amenities within walking distance. There are excellent transport services with bus stops located outside the development with links to Edinburgh city centre and surrounding areas.

Call us on 0345 556 4104 to find out more

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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Lyle Court, Barnton Grove, Edinburgh

2 Bed | Offers over £355,000

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, bedrooms and bathroom. The development includes a beautiful Homeowners' 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 and courtyard with seating area. The hair and beauty salon are 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. 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. Local amenities and attractions are easily accessible, from the local shops and services adjacent to the development, including a small supermarket, post office and pharmacy with newer additions of a well known coffee establishment and restaurant, 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.

25 Lyle Court

Located on the first floor benefiting a corner position of the

development, apartment 25 is opposite the stairwell to the ground floor and you can access the car park easily from there. Alternatively there is a lift at the end of the corridor servicing all floor levels and access to the residents' lounge, restaurant and other communal facilities on offer.

Entrance Hall

Spacious entrance hall with two good sized walk-in storage cupboards with a third cupboard located off the living room. There is a 24 hour care line emergency response system and personal pendant alarm(s) provided. There are pull cords in the bedrooms and bathroom, illuminated light switches, a smoke detector and apartment security door entry system with intercom. Doors lead to the living room, bedrooms and bathroom/wet room.

Living Room

Well presented living room with southerly aspect and Juliet balcony, making this a lovely bright room to relax. The feature fire surround and electric fire provides a nice focal point. Plenty room to accommodate a dining table with chairs and there is a handy storage cupboard off the lounge. There is ample electric raised sockets, TV and phone points, light fittings and a partial glazed door leads to the separate kitchen.

Kitchen

A well appointed fully fitted kitchen with tiled floor. There is a stainless steel sink with mono block lever tap, built-in oven, ceramic hob with extractor hood and fitted integrated fridge and stand-alone freezer. Floor level heater, under pelmet lighting, wall mounted shelving and a fitted roller blind.

Primary Bedroom

Double bedroom with a fitted mirror wardrobe and ample room for bedroom furniture. There are plenty sockets throughout plus a TV and phone point.

Bedroom Two

Good sized double bedroom which could accommodate two single beds, with fitted wardrobe. There are plenty electric sockets, TV and phone point.

Bathroom

Spacious bathroom with suite comprising of bath, wet room shower area with handrail, WC, vanity unit with sink and mirror above, heated towel rail and small heater. Additional storage by way of a fitted mirror cabinet and wall mounted unit.

Additional Notes & Extras

- Included: Fitted carpets, integrated appliances and stand alone freezer. Some items of furniture are available under separate negotiation.
- 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
- * One hour domestic cleaning per week
- * 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
- * All day use of communal residents' lounge with complimentary tea, coffee and biscuits
- * Subsidised residents meal service in restaurant
- * Mobility Scooter store

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estates Manager, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about service charges please contact your Property Consultant or Estates Manager.

Service charge for the year ending 31/08/26 is £1,026.53 per month (£12,318.44 per annum)

Residents' 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.

Inclusions

