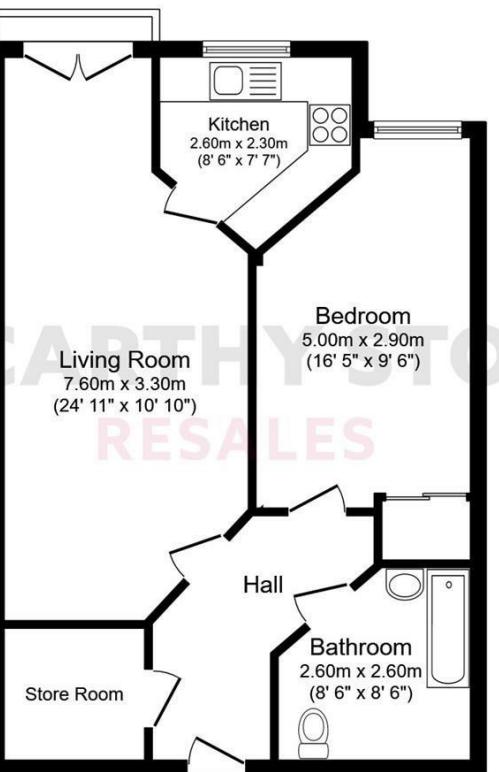


59 LYLE COURT

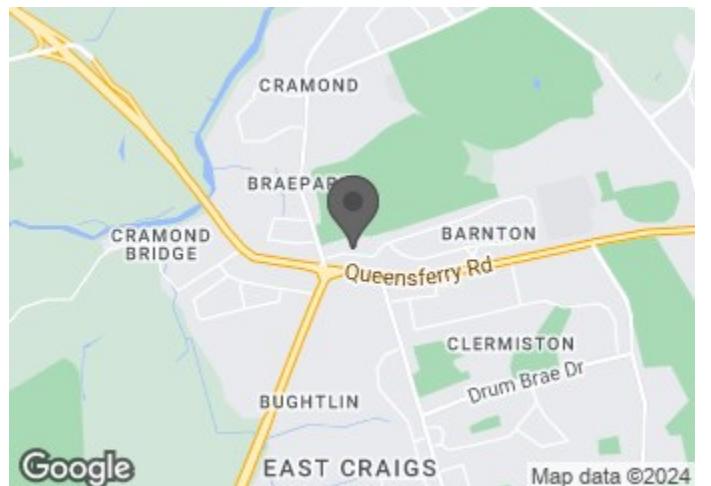
BARNTON GROVE, EDINBURGH, EH4 6EZ



Printed Contact Details...

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COUNCIL TAX BAND: F

Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	82
(81-91) B	88
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Scotland	EU Directive 2002/91/EC

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



Lovely bright second floor apartment with easy access to all the communal facilities on offer including the residents' lounge, restaurant, roof terrace and sun room and more.



PRICE REDUCTION

OFFERS OVER £218,000 FREEHOLD

For further details, please call **0345 556 4104**

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

LYLE COURT, 25 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.

59 LYLE COURT

Lovely bright second floor apartment facing towards Barnton Grove and surrounding area. The apartment is located opposite the lift servicing all floor levels with access to the excellent communal facilities on offer. Electric Storage Heating provided.

ENTRANCE HALL

Welcoming entrance hall including a generous walk-in storage cupboard. Mail delivered to your own front door. There is a secure door entry system, 24 hour 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

Bright and spacious living room benefiting a Juliet Balcony which streams in plenty natural light. The decor is neutral throughout with fitted carpet in the hallway, living room and bedroom. Plenty electric sockets provided and TV and phone points. The partial glazed door leads to a separate kitchen.

1 BED | OFFERS OVER £218,000

KITCHEN

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 window is electronically operated with a switch for ease.

BEDROOM

A generous double bedroom with built in mirrored wardrobe and ample room to accommodate free standing furniture. There is a wall mounted electric heater, TV and phone point.



BATHROOM/WET ROOM

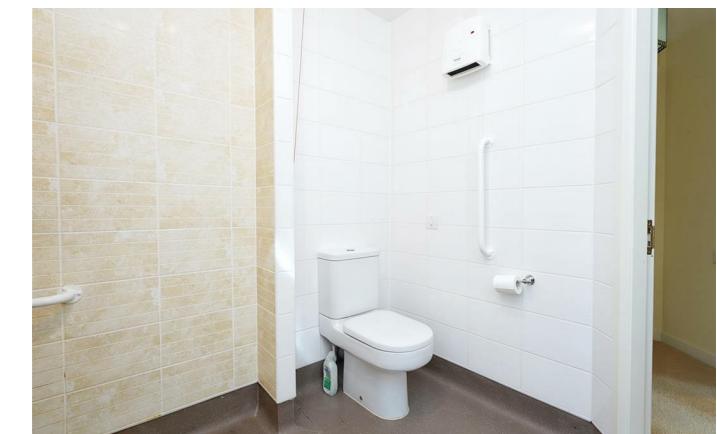
Fully tiled with anti-slip flooring, this well equipped bathroom with suite comprises a bath, level access walk-in shower with handrail, rainfall shower head and adjustable handheld shower head, WC, vanity unit with sink and mirror above, heated towel rail and small heater. There is also an emergency pull cord within easy reach.



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: £628.85 per month, £7,546.20 per annum for financial year ending 31/08/24

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.

