



McCarthy & Stone

RESALES

SUPERB SOUTH FACING GROUND FLOOR APARTMENT

9 Lyle Court, Barnton Grove, Edinburgh, EH4 6EZ



Offers over £360,000 FREEHOLD

For further details, please call 0345 556 4104

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Superb SOUTH FACING two bedroom GROUND FLOOR apartment with access to the PATIO AREA. Ideally placed for easy access to the communal facilities on offer, including the residents lounge, table service restaurant, sun room and other facilities within.

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 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. 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. 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 unrivalled with Princes Street and George Street offering even the most discerning shoppers an excellent choice of stores. 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.

9 Lyle Court

Excellent ground floor apartment with patio area and easy access to the communal facilities including the residents lounge, restaurant and the car park. There is also a gate giving access onto Queensferry Road, perfect for taking buses into town and surrounding areas.

Entrance Hall

Welcoming entrance hall with superb storage facilities including a walk-in cupboard and cloakroom. There is an apartment security door entry system with intercom and 24-hour Tunstall emergency response pull cord system with additional cords in the bedrooms and bathroom giving peace of mind. There are illuminated light switches, smoke detector and doors leading to the bedrooms, living room and bathroom.

Living Room

Lovely bright and spacious living room benefiting direct access to the patio area with a south facing aspect to enjoy the sunshine. The decor is neutral with a feature wall, fitted carpet and fire surround with electric fire creating a nice focal point. There are decorative light fittings, plenty raised electric sockets, TV and phone points and a handy storage cupboard. The partially glazed door leads to the kitchen.

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, free standing fridge and integrated dishwasher. Fitted decorative roman blind, under pelmet lighting and Dimplex floor level heater.

Bedroom One

Beautifully presented double bedroom with a decorative feature wall and benefiting a built-in mirror wardrobe with plenty space to accommodate bedroom furniture.

Bedroom Two

A good sized double bedroom with a lovely bright feature wall, a light grey fitted carpet and free standing wardrobe. There is a decorative roman blind, light fittings, wall mounted heater, ample electric sockets, TV and phone point.



Bathroom

Well equipped bathroom/wet room with suite comprising of a bath, walk-in shower with handrail, WC, vanity unit with sink and mirror above, heated towel rail and small heater. Emergency pull cord for peace of mind.

Service Charge

- * Cleaning of external and 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
- * All day use of communal homeowners' lounge with complimentary tea, coffee and biscuits
- * Subsidised homeowners' 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.

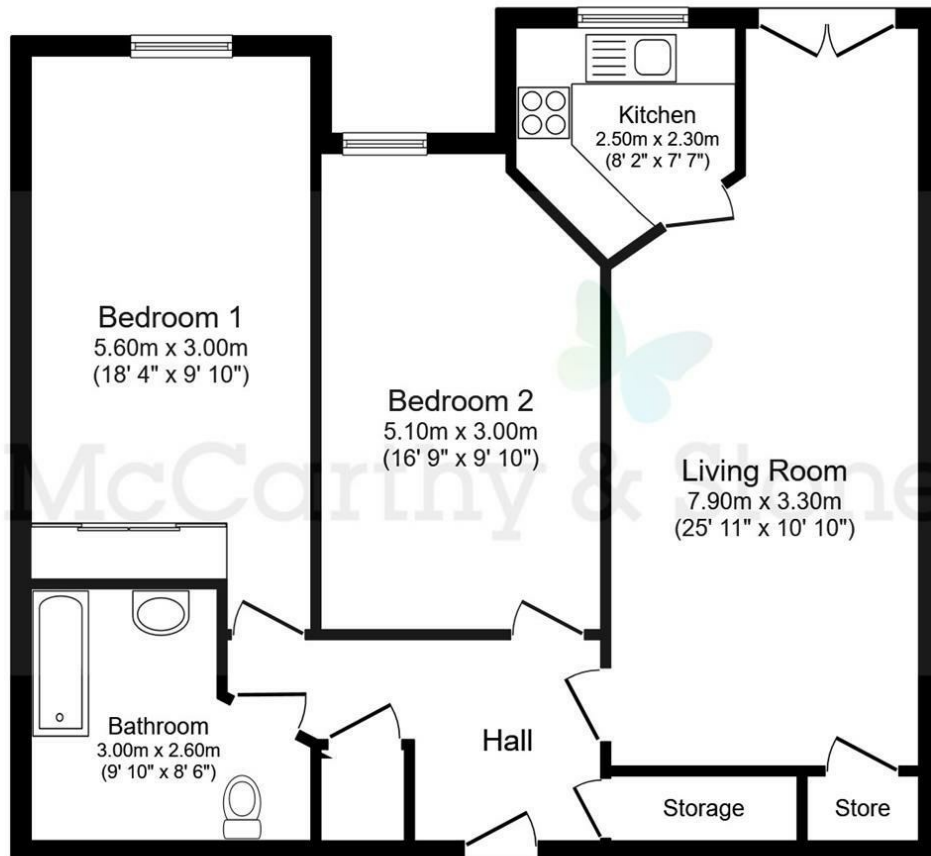
Private Parking (Permit Scheme)

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.

Extras

Fitted carpets, light fittings, curtains, blinds and all integrated appliances.





Total floor area 78.8 sq.m. (848 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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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		
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		
Scotland EU Directive 2002/91/EC		

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

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