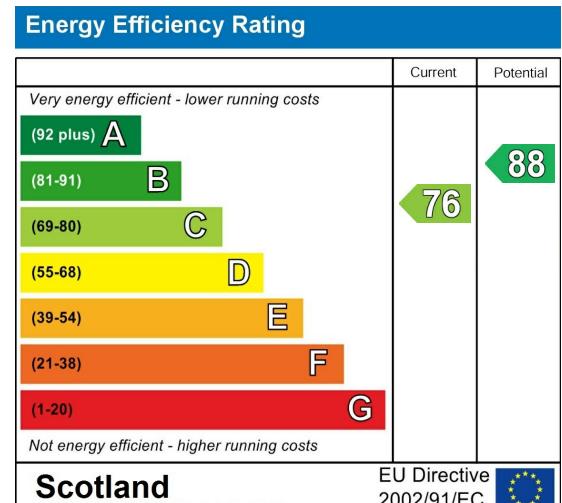
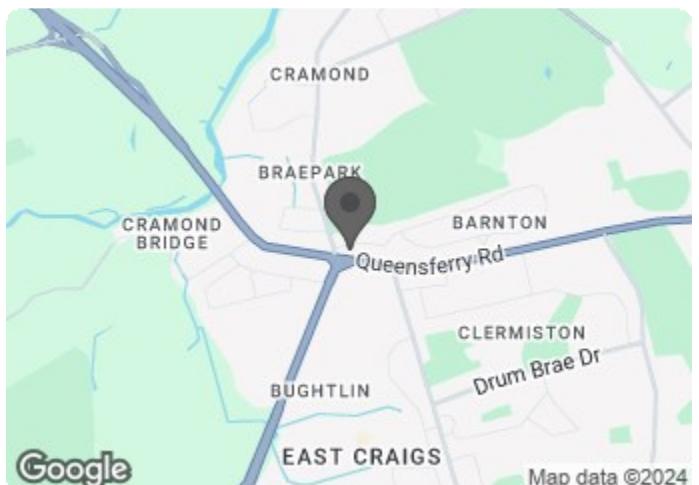


Total floor area 54.9 m<sup>2</sup> (591 sq.ft.) approx

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](http://www.focalagent.com)

**Council Tax Band: F**



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## 34 Lyle Court

25 Barnton Grove, Edinburgh, EH4 6EZ



**Offers over £230,000 Freehold**

A well presented first floor apartment benefitting a Juliet style balcony with pleasant outlook onto Barnton Grove and towards Royal Burgess Golf Club. Excellent communal facilities on offer, including; residents' lounge, restaurant, roof terrace, sun room and more.



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# Lyle Court, Barnton Grove, Edinburgh

## 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, bedroom 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. These include a small supermarket and ATM facility, post office and pharmacy. There are beautiful walks and scenery on the Cramond shoreline and along the River Avon. Golf enthusiasts will also find the Royal Burgess Golfing Society nearby, one of the most prestigious golf



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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.

## 34 Lyle Court

Apartment 34 is located on the first floor near the entrance to the development facing onto Barnton Grove.

## 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 with shower cubicle.

## Living Room

Well presented living room benefitting from a Juliet Balcony which streams in plenty of 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.

## 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. Glass storage shelves, under pelmet lighting and roller blind frames the window.

## Bedroom

A generous double bedroom with built in mirrored sliding door wardrobe, plus ample room to

# 1 Bed | Offers over £230,000

accommodate free standing furniture. There is a wall mounted electric heater, TV and phone point.

## Bathroom

This well equipped bathroom with a suite comprising 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 & Additional Information

- Curtains, additional furniture by negotiation, 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 (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.



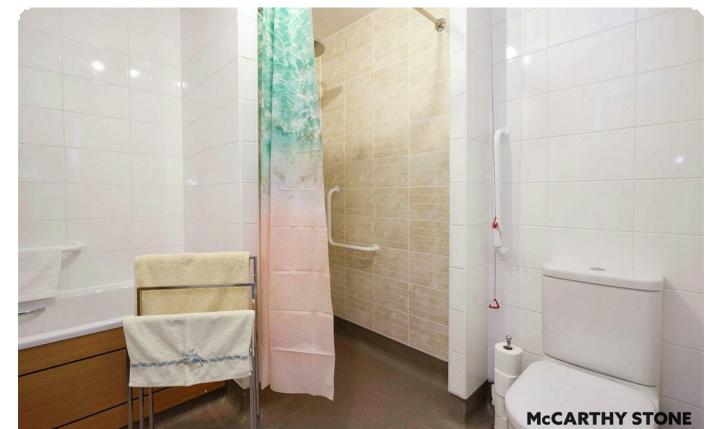
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