



SIMPSON & MARWICK

8 Lyle Court, 25 Barnton Grove
Barnton, EH4 6EZ

simpsonmarwick.com
0131 525 8600



Lovely 1 bedroom south-facing ground floor retirement flat

- Sitting/dining room
- Kitchen
- Spacious double bedroom
- Bathroom with bath & separate accessible shower
- Large storage cupboard
- A variety of residents' facilities
- 24 hour management cover
- Lovely well maintained communal grounds
- On street parking & on site spaces available on application for a monthly fee
- Electric heating & double glazing

Description

Situated in the highly desirable area of Barnton, 8 Lyle Court is a superb south-facing 1 bedroom ground floor retirement flat with dual access from the shared entrance or via it's own front door. The flat forms part of an exclusive assisted living development (McCarthy & Stone) which has beautifully maintained communal grounds and includes 24 hour management cover, lift access, communal laundry facilities, communal alarm system, restaurant dining facilities, hairdressers, guest room, residents' sun lounge and terrace.

The interior of the property is well proportioned and in good order throughout and there is direct access out onto a patio from the sitting/dining room.

Restrictions

Residents must undergo an assessment to be approved by McCarthy & Stone and they must be 70 years or over.



Location

Barnton is a peaceful and exclusive residential area surrounded by open countryside yet only a few miles from the city centre. There are excellent local shopping facilities available nearby. Larger retail stores can be found a short drive away at the Gyle Shopping Centre, Hermiston Gate, and the Craighleith Retail Park. There is a wide variety of leisure facilities including walks along the River Almond to the village of Cramond with the Cramond Beach promenade. There are several excellent local golf courses including The Royal Burgess and Bruntsfield Links, and sailing at Cramond and South Queensferry. The area has excellent bus routes into the city centre, the city bypass and M8 are within close proximity giving access to the Edinburgh International Airport, the Queensferry Crossing and central motorway network. Excellent schools in both the state and private sectors are easily accessible.

Garden

The development is set within beautifully maintained communal grounds and there is a lovely shared roof terrace.

Fixtures and Fittings

All fitted carpets, curtains, curtain poles/rails, blinds and light fittings are included in the sale price as are the hob, oven, extractor hood, fridge and freezer in the kitchen.

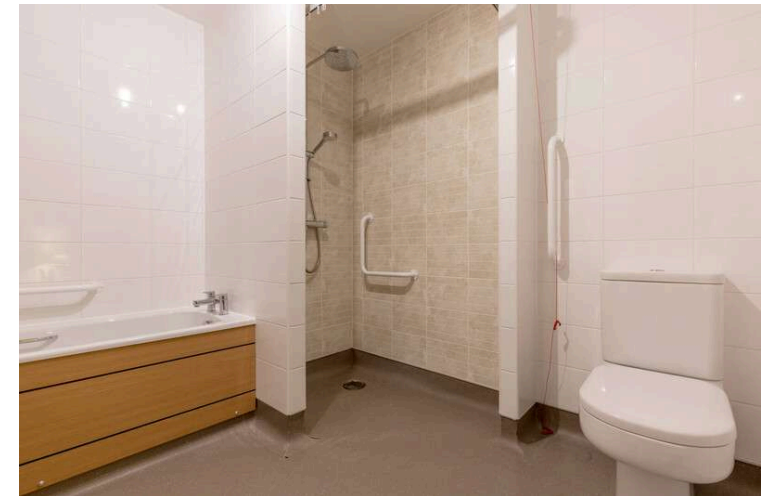
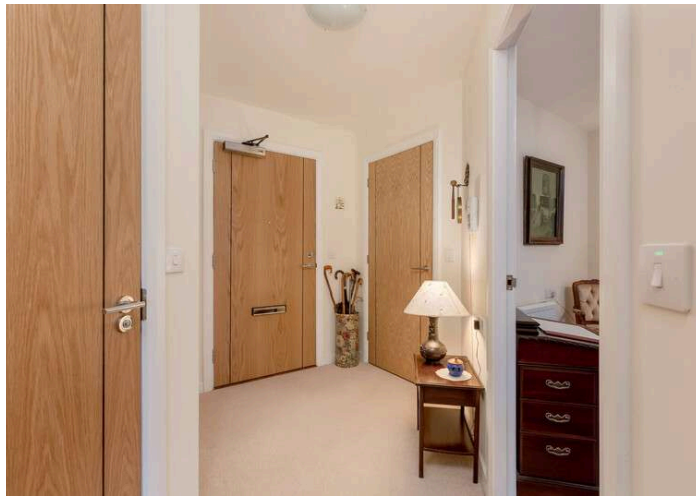
Management

The development is factored and maintained by McCarthy & Stone.

EPC Rating C

Home Report

The Home Report is available to download from our website www.simpsonmarwick.com. The condition of the property and any material matter is disclosed in the Home Report.



Approx. Gross Internal Area
632 Sq Ft - 58.71 Sq M
For identification only. Not to scale.
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