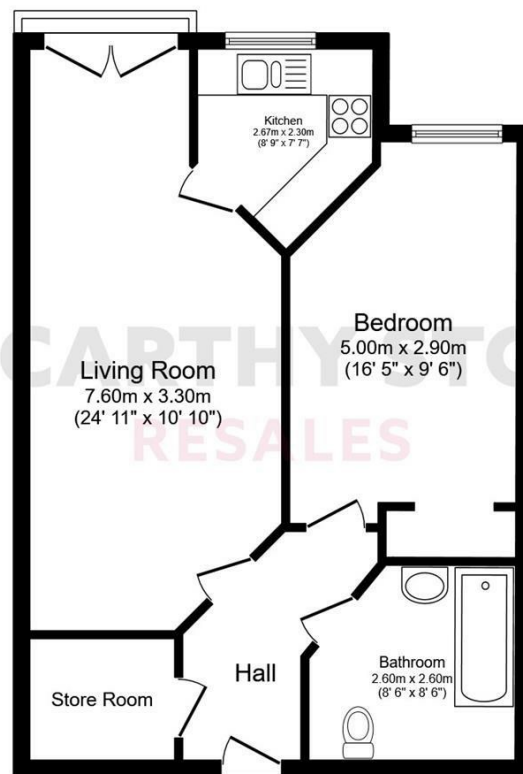


# McCARTHY STONE RESALES

## 22 LYLE COURT 25 BARNTON GROVE, EDINBURGH, EH4 6EZ

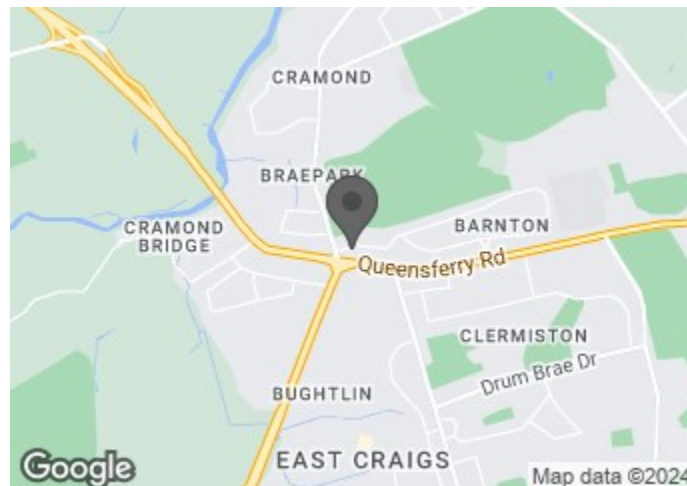


Total floor area 56.8 sq.m. (612 sq.ft.) approx

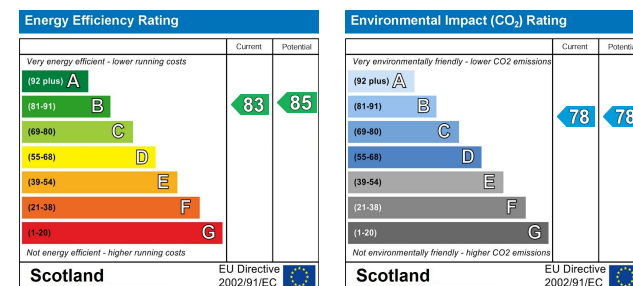
Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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### COUNCIL TAX BAND: F



# McCARTHY STONE RESALES

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A bright and spacious one bedroom retirement apartment with a beautiful Juliet balcony. Apartment is situated in a popular development with superb amenities including a table service bistro, residents' lounge and sun terrace. One hour of domestic assistance per week included in the service charge. Offering quality additional care services delivered by McCarthy Stone experienced Care Inspectorate registered care team.

**PRICE REDUCTION**  
**OFFERS OVER £210,000 FREEHOLD**

For further details, please call **0345 556 4104**  
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# LYLE COURT, 25 BARNTON GROVE,

# 1 BED | OFFERS OVER £210,000

## 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 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. 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 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 Princess Street and George Street offering even most discerning shoppers an excellent choice of stores.

## 22 LYLE COURT, EDINBURGH

Apartment 22 is located on the first floor with a southerly aspect benefiting natural sunlight and warmth. The living room benefits a Juliet Balcony suitable for displaying some potted plants. The spacious apartment comprises of the entrance hall, living room, kitchen, bedroom and bathroom. A short walk to the lift and stairway will give you access to all the communal facilities within the development.

## ENTRANCE HALL

Entrance hall benefits a generous walk in storage cupboard and 24-hour emergency response pull cord system for peace of mind with cords located in the hall, bedroom and bathroom. There are illuminated light switches, a smoke detector, apartment security door entry system with intercom. Doors lead to the bedroom, living room and bathroom.

## LIVING ROOM

Bright and spacious lounge with a Juliet balcony providing plenty natural light. There are ample raised electric sockets, TV and telephone point, ceiling lights, newly fitted carpet and raised electric power sockets. Partially double glazed doors lead onto a separate 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 and fitted integrated fridge, freezer and under pelmet lighting.

## BEDROOM

Good sized double bedroom benefiting with built in mirror wardrobe, ceiling lights, TV and phone point.

## BATHROOM

Spacious bathroom with a bath and a separate shower, WC, vanity unit with sink and mirror above.

## SERVICE CHARGE

- Cleaning of communal internal and external 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 (1% upon Resale)
- 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: £7,546.20 per annum for financial year ending 01/09/2023 to 31/08/2024

## 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 House Manager on site for availability.

