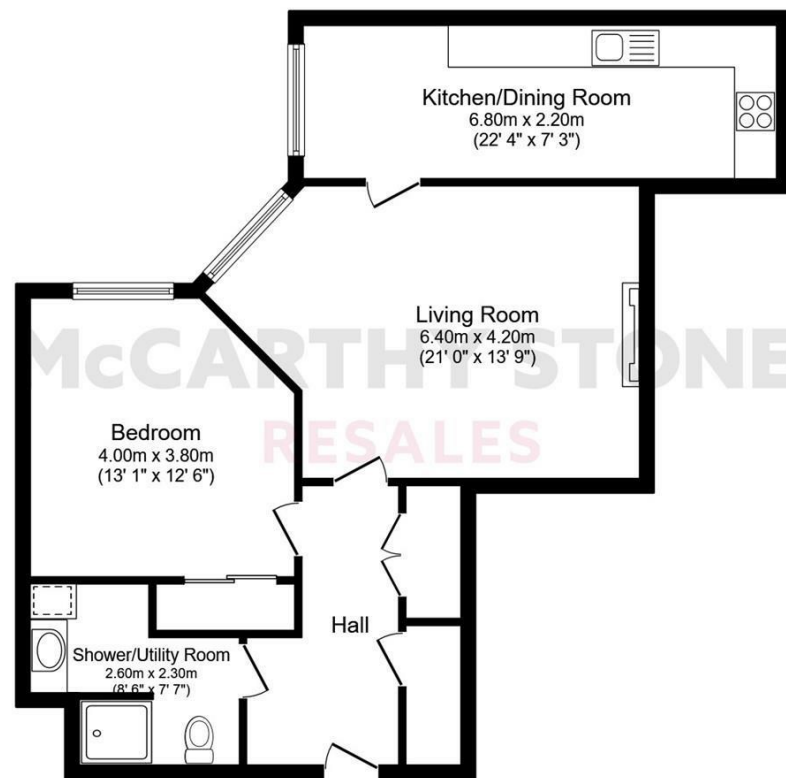


McCARTHY STONE RESALES

71 LYLE COURT BARNTON GROVE, EDINBURGH, EH4 6EZ

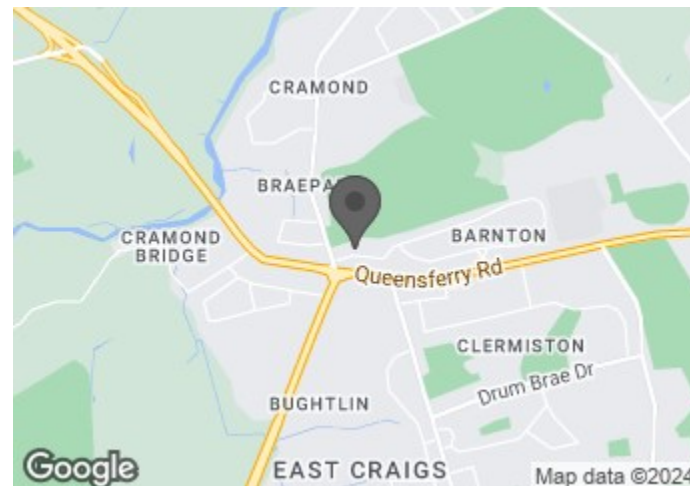


Total floor area 71.8 m² (773 sq.ft.) approx

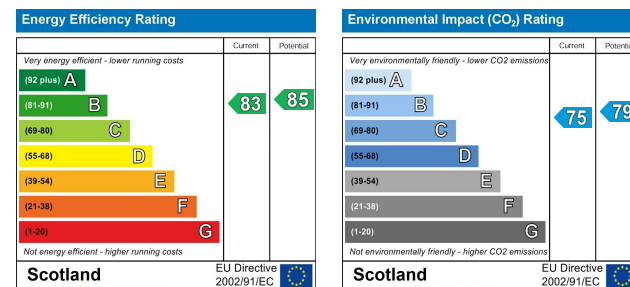
Printed Contact Details...

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COUNCIL TAX BAND: F



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LYLE COURT, 25 BARNTON GROVE,

1 BED | OFFERS OVER £290,000

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 and team on site plus a 24-hour emergency call system provided via a personal pendant alarm and with pull cords in the hall, bedroom and shower/utility room for peace of mind.

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. Services Mains water and electricity, Electric room heating, Mains drainage. Broadband - Standard speed.

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, supermarket and cafe, 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.

71 LYLE COURT

Offered in "move in" condition, apartment 71 has undergone a kitchen and shower/utility room makeover by Howdens to a high specification plus newly fitted carpets. The apartment is located on the third floor overlooking the entrance courtyard with easy access to the lift and communal facilities on offer including the sun room and roof terrace on the same level.

ENTRANCE HALL

Welcoming entrance hall with generous storage space, one cupboard has been adapted to utilise the space. There is a 24 hour emergency care-line system with pendants provided. Illuminated light switches, a smoke detector, apartment security door entry system with intercom and emergency pull cords located in the hall, bedroom and shower/utility room for peace of mind.

LIVING ROOM

Generous living room with plenty natural light from the windows which can both tilt and open inwards with elevated views overlooking the courtyard and landscaped grounds and beyond. The room is well appointed with sockets, TV and phone points and the feature fireplace and electric fire creates a nice focal point. Fitted TV unit with lighting and attractive light fittings.

DINING KITCHEN

The bespoke shaker style kitchen fitted by Howdens has all the appliances you could wish for. Fully fitted with a quartz worktop and splashback. Bosch integrated fridge freezer, combi oven and induction hob, Fisher Paykel dishwasher, sink with mixer tap. Ceiling spotlights and under pelmet lighting is a nice feature. The dining area has been transformed to include a window seating area with handy storage, a great space to entertain.

BEDROOM

Spacious one bedroom apartment benefiting a fitted mirror wardrobe with additional shelving. The room can easily accommodate additional furniture and still feels spacious. There are ample electric sockets, TV and phone point.

SHOWER/UTILITY ROOM

The existing bathroom has been refurbished to a superb standard creating a bespoke shower/utility room with tiled floor. The wet room area is fully tiled and has a wall mounted folding seat for comfort. There is a WC, shaker style vanity unit with mirror above and further cupboards housing NEFF integrated appliances including a washing machine and separate dryer.

INCLUSIONS

Curtains, blinds, TV unit, feature fire surround/fireplace and integrated appliances.

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

CAR PARKING

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.

