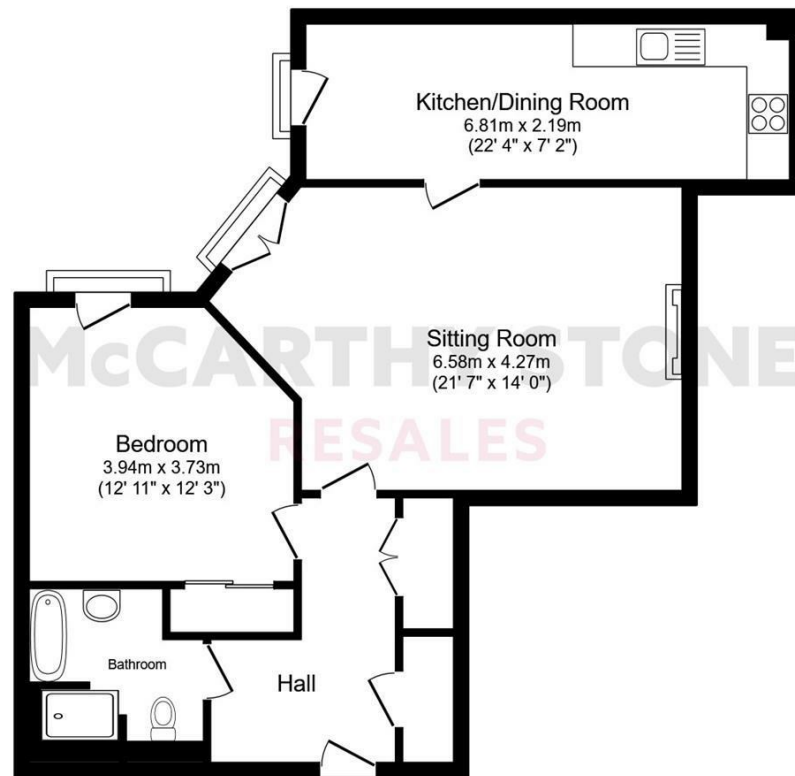


# McCARTHY STONE RESALES

## 30 LYLE COURT BARNTON GROVE, EDINBURGH, EH4 6EZ

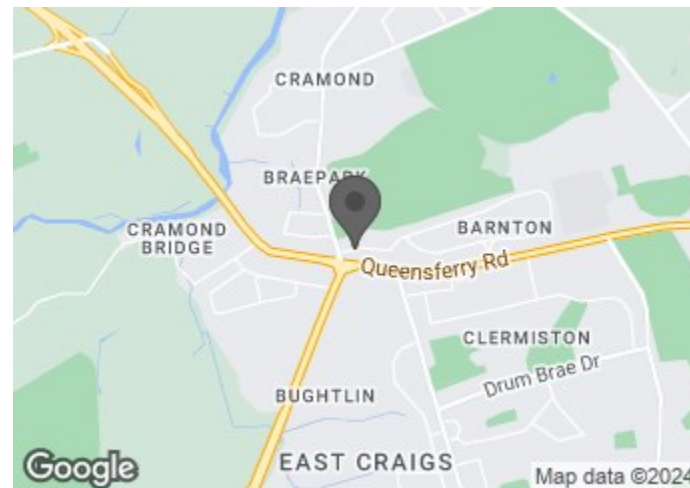


Total floor area 73.4 sq.m. (791 sq.ft.) approx

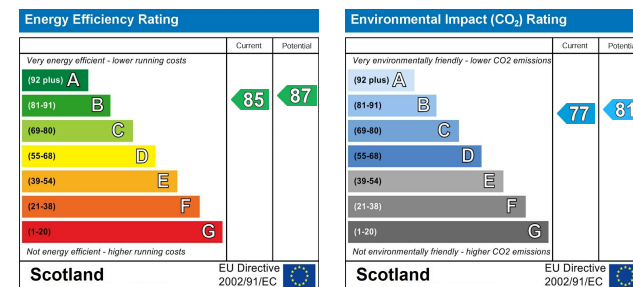
Printed Contact Details...

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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Spacious and bright larger configuration one bedroom apartment located on the first floor, ideally placed for easy access to the superb communal facilities on offer

**OFFERS OVER £275,000 FREEHOLD**

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# LYLE COURT, 25 BARNTON GROVE, EDINBURGH

## 1 BED | OFFERS OVER £275,000

### 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 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 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. 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 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 and ATM facility, post office, pharmacy, 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 most discerning shoppers an excellent choice of stores.

### 30 LYLE COURT

Spacious larger one bed configuration located on the first floor overlooking the entrance and courtyard. Ideally placed next to the lift servicing all floors and easy access to the communal facilities on offer. The apartment comprises of an entrance hall with storage, living room, kitchen, double bedroom and bathroom.

### ENTRANCE HALL

Entrance hall benefits generous storage space with two walk-in storage cupboards 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

Spacious and bright living space with windows overlooking the entrance, courtyard and well maintained grounds. There are ample raised electric sockets, attractive light fittings, tv and phone points The separate kitchen is located off the living room.

### KITCHEN DINER

Well appointed fully fitted kitchen with dining area and 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. Floor level heater.

### BEDROOM

Generous double bedroom with built-in mirror wardrobe and plenty room for free standing furniture. Well appointed with sockets, TV and phone point.

### BATHROOM/WET ROOM

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

### INCLUSIONS

Integrated appliances.

### 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.

