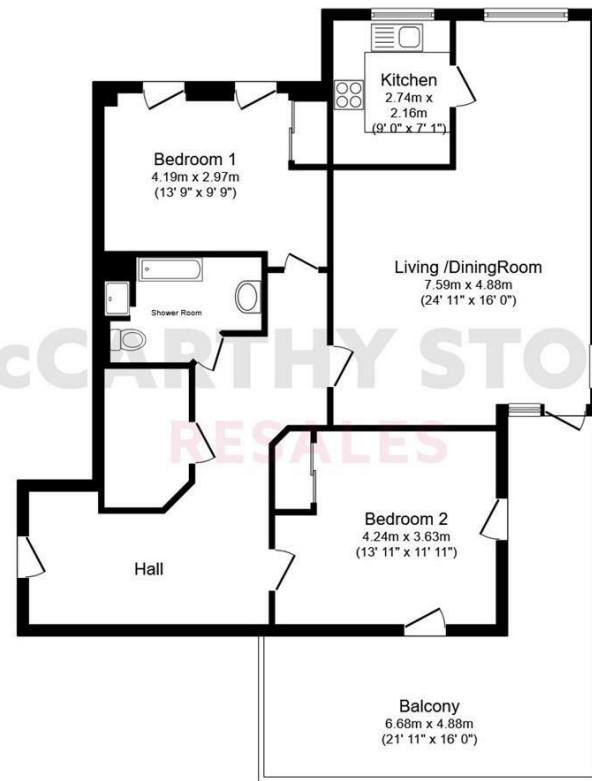


# McCARTHY STONE RESALES

## 56 LYLE COURT

BARNTON GROVE, EDINBURGH, EH4 6EZ

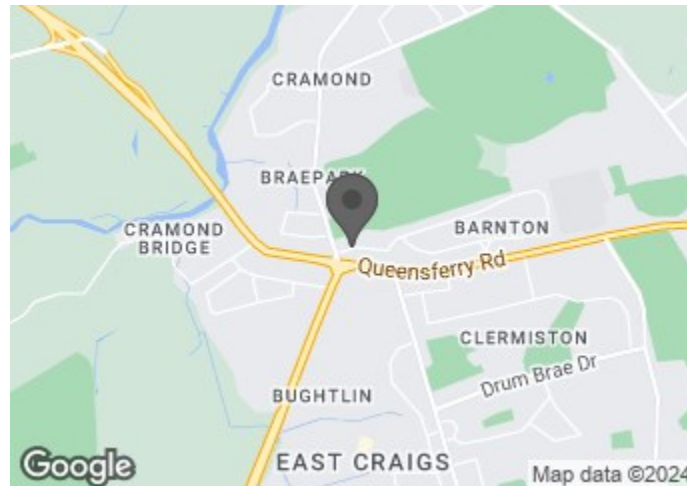


Total floor area 93.7 m<sup>2</sup> (1,008 sq.ft.) approx

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: G**

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
84	86	77	80

Scotland EU Directive 2002/91/EC



# McCARTHY STONE RESALES

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An immaculate second floor, two bedroom corner flat with wrap around spacious balcony overlooking the communal garden grounds

**OFFERS OVER £440,000 FREEHOLD**

For further details, please call **0345 556 4104**

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# LYLE COURT, BARNTON GROVE,

# 2 BED | OFFERS OVER £440,000

## 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 and a 24-hour emergency call system with personal pendant alarms also provided. There are call points in the hall, bathroom and bedrooms.

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, conservatory 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.

## LOCAL AREA

The development 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, pharmacy, hairdresser and gift/coffee shop, 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.

## 56 LYLE COURT

Apartment 56 is offered in show home condition with its spacious southerly and east wrap round balcony offering sunshine from morning to late afternoon. The communal lift servicing all floors provides easy access to the residents' lounge and restaurant on the ground floor and other facilities including the sun room and roof terrace. Electric storage heating provided.

## ENTRANCE HALL

Spacious entrance hallway with very large walk in storage utility room fitted with shelves and electric power points. There is also a three drawer freezer which can be left, included in the price..

## LIVING/DINING ROOM

Living room is bright with dining area, patio doors to walk out balcony with south easterly aspect overlooking communal garden grounds. The lounge has ample electric raised sockets, TV and phone points, light fittings and a partially glazed door leads to the kitchen.

## KITCHEN

The fully fitted kitchen with tiled floor has benefitted from recent upgrades including: AEG induction hob, AEG dishwasher, Corian worktops and electric blind. In addition, there is a built in oven, fridge, floor level heater, under pelmet lighting and a stainless steel sink with mono block lever tap. The kitchen is accessed from the lounge via wooden/glass door

## PRIMARY BEDROOM

A light and airy main double bedroom with built in double mirror door wardrobe storage. The bedroom has two patio doors; one facing east and one facing south. Both open straight onto the balcony.

## BEDROOM TWO

Currently utilised as a snug room this spacious double bedroom also offers built in double mirror wardrobe storage

## BATHROOM/WET ROOM

Fully tiled with anti slip flooring, the bathroom comprises bath, level access walk-in shower, WC, vanity unit with sink and mirror above. There is a large heated towel rail and a small wall heater.

## INCLUSIONS

Floor coverings, ceiling lights, integrated appliances and all window blinds. The balcony furniture is for sale under separate negotiation

## SERVICE CHARGE

- \*Cleaning of external and 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
- \* Contingency fund including internal and external redecoration of communal areas
- \* Buildings Insurance
- \* All day use of communal homeowners' lounge with complimentary tea, coffee and biscuits
- \* Subsidised homeowners' meal service in restaurant
- \* Mobility Scooter store

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estates Manager, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about service charges please contact your Property Consultant or Estates Manager.

Service charge for the year ending 31/08/24 is £854.95 per month (£10,259.40 per annum)

## RESIDENTS 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.

