

LYLE COURT, 25 BARNTON GROVE,

1 BED | OFFERS OVER £365,000

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 salon is 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. The development is accessed from Barnton Grove, just off Barnton Junction and enjoys excellent transport links to the local area and into the City Centre with a handy bus stop just outside the development. Local amenities and attractions are easily accessible, from the local shops and services adjacent to the development. This includes 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.

65 LYLE COURT

This one bedroomed larger configuration top floor apartment with balcony offers spacious accommodation overlooking South Queensferry Road and views of the Pentland Hills. The apartment has been freshly decorated in the lounge/dining room and entrance hall.

ENTRANCE HALL

Welcoming entrance hall with generous storage 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 bathroom for peace of mind.

LOUNGE/DINING ROOM

Generous living room with plenty natural light from the windows which can both tilt and open inwards with elevated views and walk out south westerly facing balcony. The room is well appointed with sockets, TV and phone points. Featured fireplace, fitted TV unit with lighting and attractive light fittings.

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, roller blind, floor level heater and under pelmet lighting.

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.

BATHROOM/SHOWER ROOM

Well equipped bathroom with suite comprising of bath, walk in shower area with handrail, WC, vanity unit with sink and mirror above, heated towel rail and small heater.

ADDITIONAL INFORMATION

- Kitchen roller blind and integrated appliances.
- Standard Broadband
- Mains water and electricity
- Electric room heating
- Mains drainage

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.

