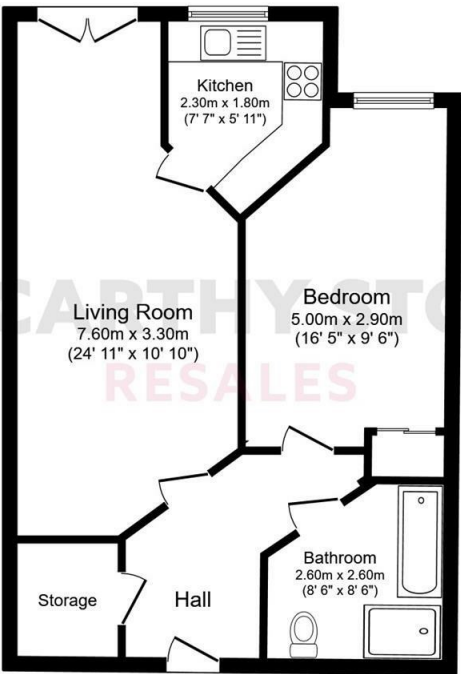


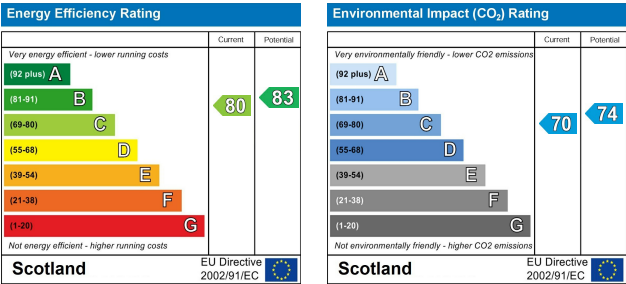
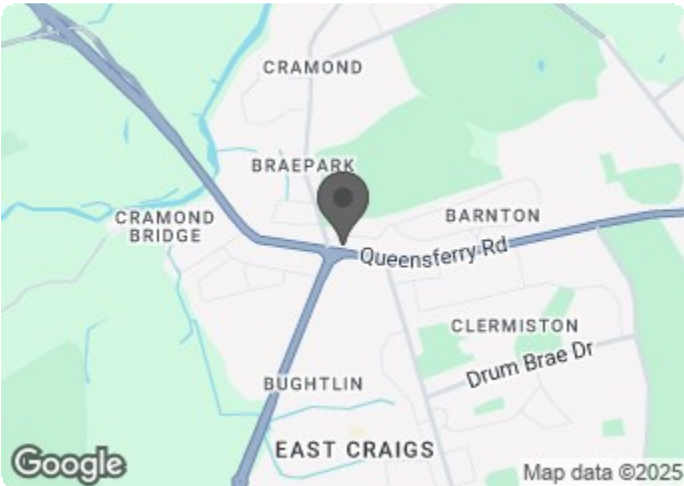
10 Lyle Court

25 Barnton Grove, Edinburgh, EH4 6EZ

PRICE  
REDUCED



Total floor area 57.2 m² (615 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com



Council Tax Band: F



PRICE REDUCTION  
Offers over £225,000 FREEHOLD

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Superb ground floor apartment overlooking the attractive courtyard entrance with easy access to the communal facilities on offer and the residents car park.

Call us on 0345 556 4104 to find out more.

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# Lyle Court, 25 Barnton Grove, Edinburgh

### 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.



### 10 Lyle Court

Superb ground floor apartment overlooking the courtyard and attractive grounds, benefitting direct access from your living room French door.

### Entrance Hall

Welcoming entrance hall with a walk-in storage cupboard/airing cupboard, 24 hour emergency Tunstall call system, illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the bedroom, living room and bathroom.

### Living Room

Lovely bright spacious living room with feature fire surround and electric fitted fire creating a nice focal point. There are ample raised electric sockets, TV and phone points, attractive light fittings and a partial glazed door with access to a separate kitchen.

### Kitchen

Well appointed fully fitted kitchen with wood effect wall and base units with work top and under pelmet lighting. Stainless steel sink and mono block lever tap. Built-in raised level oven, ceramic hob with extractor hood over and fitted integrated fridge, freezer. Tiled flooring, tiled splash-backs and decorative blind.

### Bedroom

Good sized double bedroom with built in mirror wardrobe and fitted headboard for double bed. TV and phone point, emergency pull cord, wall mounted electric heater and decorative Roman blind.

### Bathroom

Fully tiled with anti-slip flooring, this well equipped bathroom with suite comprising of a bath, level access walk-in shower with handrail, rainfall shower head and adjustable handheld shower head, WC, vanity unit with sink and mirror above, heated towel rail and small heater. There is also an emergency pull cord within easy reach for peace of mind.

### Additional Information

Inclusions: Carpets, curtains, blinds and integrated appliances. Free items of furniture and home accessories available, upon



# 1 Bed | Offers over £225,000

request.

- Available now: Gfast Fibre Broadband & Superfast Fibre 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 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 storage

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £831.67 per month (£9,980.05 per annum) for financial year ending 31/08/2025.

### Car 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.

