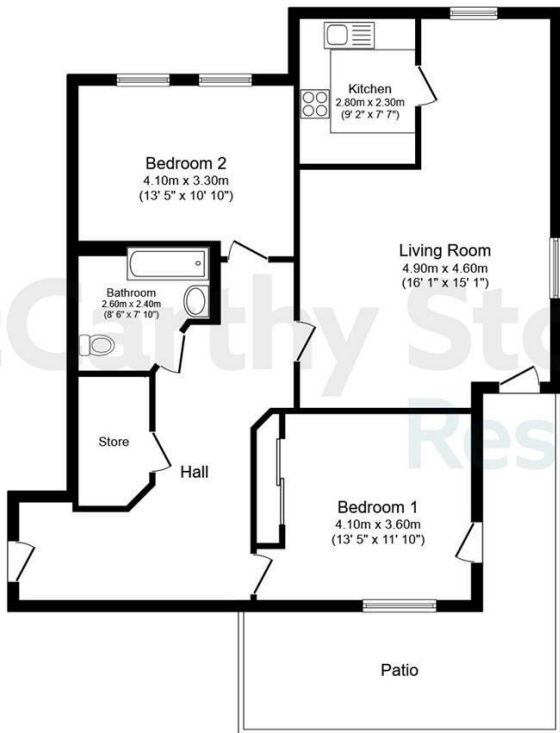
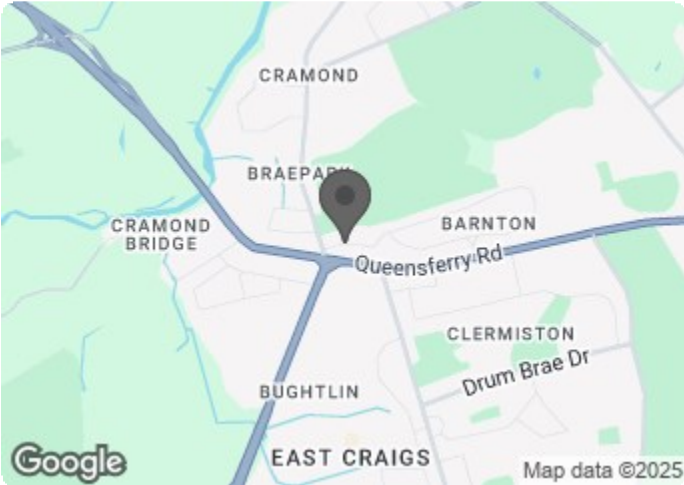


12 Lyle Court

25 Barnton Grove, Edinburgh, EH4 6EZ



Council Tax Band: G



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		79	82
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		69	73
		EU Directive 2002/91/EC	

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Offers over £390,000 Freehold

Superb ground floor two bed apartment with patio and direct access to the residents' car park and communal garden grounds. The apartment benefits from sunshine for much of the day. Excellent amenities within walking distance and transport links with bus stops at the development.

Call us on 0345 556 4104 to find out more

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Lyle Court, 25 Barnton Grove, Edinburgh, EH4 6EZ

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.



12 Lyle Court

Superb two bedroom ground floor apartment with patio and direct access to the residents car park and communal garden grounds. The apartment comprises of an entrance hall with storage, living room, kitchen, two double bedrooms and a bathroom with shower.

Entrance Hall

Spacious entrance hallway with a large walk in storage utility room fitted with shelves and electric power points. There is an emergency care line system with pull cords in the hall, bedrooms and bathroom. Pendants are also provided, for peace of mind.

Living Room

Generous living room with a triple aspect making this a bright and airy space. There is direct access to the covered patio and car park which is ideal for offloading your shopping. The living room benefits sunshine from morning till afternoon. There is an electric night storage heater, ample electric power sockets, TV and phone points.

Primary Bedroom

Spacious double bedroom with built in mirror wardrobe. The patio can also be accessed from the bedroom as well as the living room. There are plenty of electric sockets, electric wall mounted panel heater, TV and phone point.

Bedroom Two

Good sized double bedroom with ample room for free standing bedroom furniture, electric sockets, wall mounted electric panel heater, TV and phone point.

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 and freezer, floor level heater and under pelmet lighting. Perfect fit Venetian blind.

Bathroom

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



2 Bed | Offers over £390,000

Additional Notes

Inclusions: Integrated appliances. Carpets, curtains and perfect fit blinds are fitted to each window, including the patio door.

- Available now: Gfast Fibre Broadband & Superfast Fibre Broadband
- Mains water and electricity
- Electric night storage heating and wall mounted panel heaters
- 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: £959.72 per month (£11,516.63 per annum) for financial year ending 31/08/25.

Residents 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 Estates Manager on site for availability.

