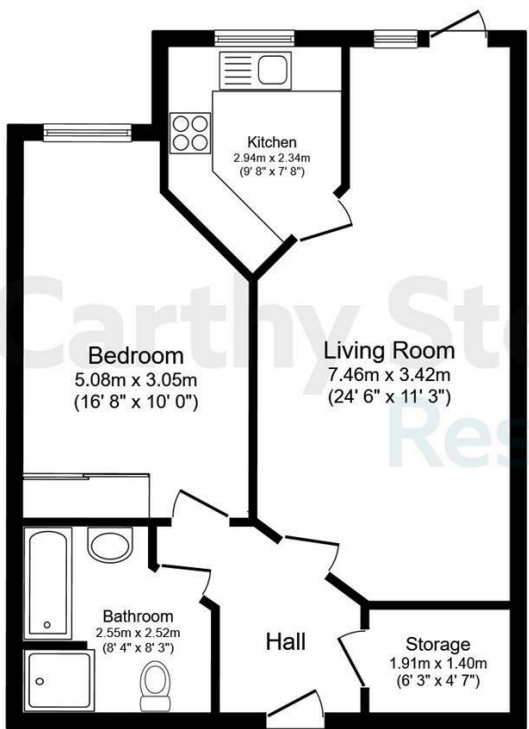
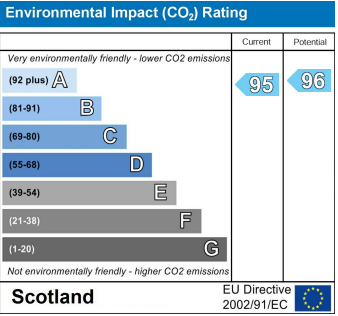
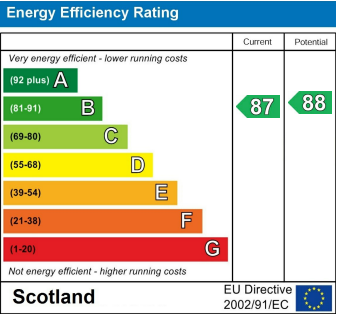
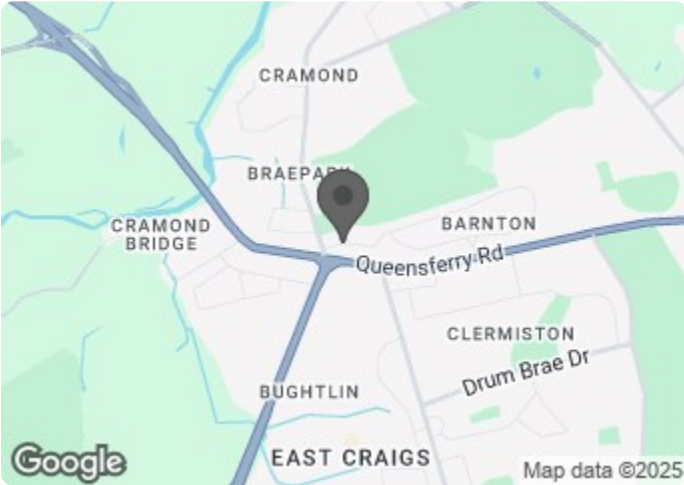


23 Lyle Court

25 Barnton Grove, Edinburgh, EH4 6EZ



Council Tax Band: F



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Offers over £215,000 Freehold

Lovely and bright first floor south facing one bedroom apartment in the sought after Retirement Living Plus development, Lyle Court in Barnton, Edinburgh. Superb communal facilities on offer including a residents' lounge, roof terrace and sun room. There are care packages available and one hour of domestic assistance per week included in the service charge. Excellent amenities within walking distance and a handy bus stop outside the development.

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, bedroom 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. These include a small supermarket and ATM facility, post office and pharmacy, coffee shop and restaurant. There are beautiful walks and scenery on the Cramond shoreline and along the River Avon. 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 the most discerning shoppers an excellent choice of stores.

23 Lyle Court

This well presented apartment benefits a south facing aspect and is located on the first floor overlooking the attractive garden grounds and Queensferry Road. Positioned close to the lift with easy access to all the communal facilities on offer. New carpets fitted.

Entrance Hall

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

Living Room

Lovely bright and warm living room featuring a Juliet balcony, fire surround with electric fire, ample room for furniture including a small dining table and chairs. There are plenty electric sockets, TV and phone points. There is a partial glazed door giving 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 roller blind.



1 Bed | Offers over £215,000

Bedroom

Good sized double bedroom with built in mirror wardrobe, TV and phone point, emergency pull cord and wall mounted electric heater.

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.

Inclusions & Additional Information

- Floor coverings & 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.

Annual Service charge: £9,046.50 for financial year ending 31/08/26

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 Estates Manager on site for availability.

