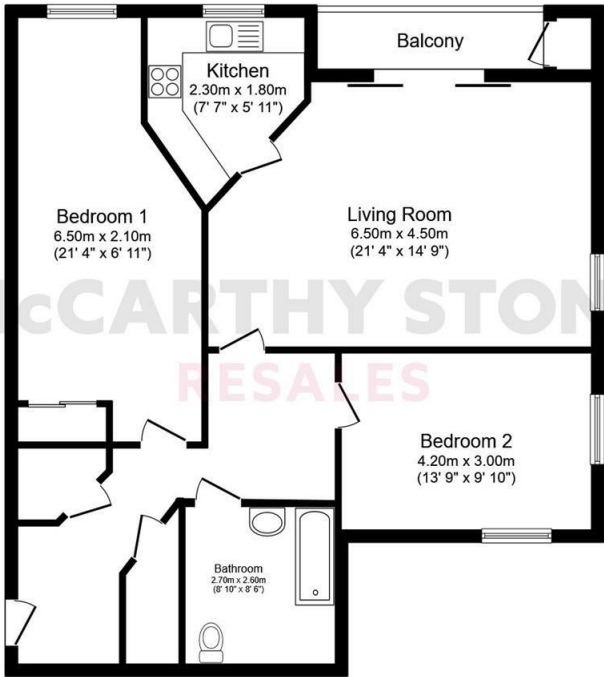


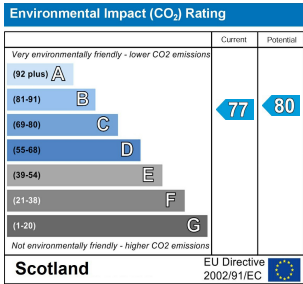
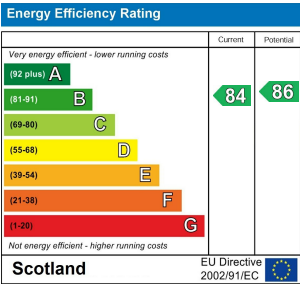
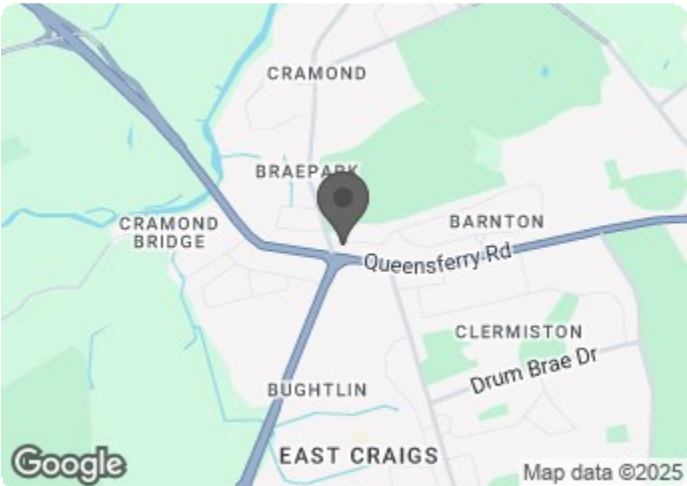
42 Lyle Court

25 Barnton Grove, Edinburgh, EH4 6EZ

PRICE  
REDUCED



Total floor area 92.3 m<sup>2</sup> (993 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](http://www.localagent.com)



Council Tax Band: G



PRICE REDUCTION  
Fixed Price £375,000 FREEHOLD

Southerly aspect two bedroom corner position apartment located on the second floor close to the communal facilities. One hour of domestic assistance per week included in the service charge. Offering quality additional care services delivered by McCarthy Stone experienced Care Inspectorate registered care team.

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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 Homeowners' 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 and courtyard with seating area. The hair and beauty salon are 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. 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 and 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. Standard Broadband available

## 42 Lyle Court

Superb two bedroom apartment located on the second floor benefiting a southerly aspect overlooking the well maintained gardens. 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 hall with two good sized walk-in storage cupboards, 24 hour care line emergency response system and personal pendant alarm(s) provided. There are also pull cords in the bedrooms and bathroom. There are illuminated light switches, a smoke detector and apartment security door entry system with intercom. Doors lead to the living room, bedrooms and bathroom.

## Living Room

A lovely bright south facing and generous space with a balcony. The room has ample electric raised sockets, TV and phone points, light fittings and a partially glazed door leads to the kitchen.

## 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.



# 2 Bed | Fixed Price £375,000

## Bedroom One

Good sized double bedroom benefiting a mirrored sliding wardrobe. The room can accommodate two single beds or a double. There are plenty electric sockets, TV and phone point plus an emergency pull cord.

## Bedroom Two

Good sized double bedroom with plenty of sockets, plus TV and telephone connections, plenty room for free standing furniture.

## Bath/Shower Room

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

## Inclusions

Fitted carpets and integrated appliances.

## 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.

## Service Charges

- 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.

