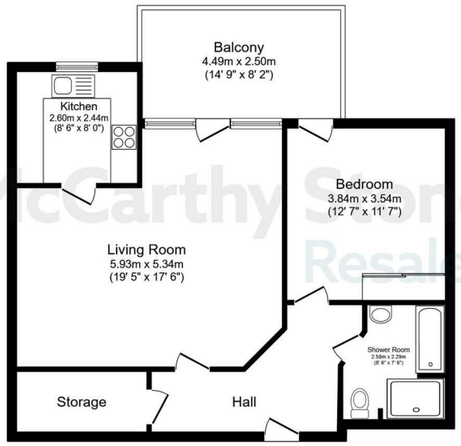
Excellent

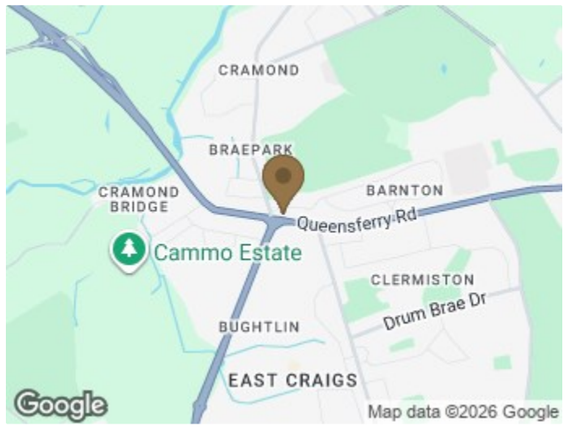
Trustpilot

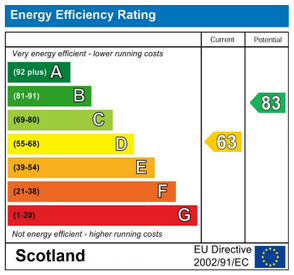
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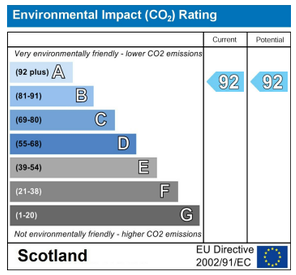


Total floor area 68.5 sq.m. (738 sq.ft.) approx

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.focalagent.com







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Registered in England and Wales No. 10716544

The Property Ombudsman







76 Lyle Court

25 Barnton Grove, Edinburgh, EH4 6EZ

1 | 1 | Council Tax: F

Looking for the perfect property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 76 Lyle Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Offers over £280,000
Freehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Key Features

- Third floor large one bedroom apartment with balcony
- Personal extra care packages available & Domestic assistance
- Estate Manager & Your Life Team & 24 Hour on site management
- Table service restaurant in the dining area
- Homeowners' lounge with social activities & roof terrace
- Two lifts to all floors for ease of access
- Landscaped gardens and courtyard seating area
- Guest suite, hair salon and communal laundry room
- Residents parking (Permit Scheme), subject to availability
- Excellent amenities closeby, including bus stops

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

76 Lyle Court, Edinburgh

1 | 1 | Offers over £280,000

Lyle Court
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
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. 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. 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.

Apartment Overview
Apartment 76 is a large configuration one-bedroom retirement apartment situated on the third floor (top floor) of Lyle Court, ideally positioned beside the communal sun room and roof terrace. The accommodation benefits a generous north-westerly facing balcony with pleasant views over Barnton Grove, accessible from both the living room and bedroom. The welcoming entrance hall offers excellent storage, while the bright and spacious living room features an attractive fireplace, dining space, and direct balcony access. A separate fully fitted kitchen includes integrated appliances, under-pelmet lighting, and practical workspace. The double bedroom benefits from a built-in mirrored wardrobe and balcony access, to enjoy a morning coffee. The bathroom with anti-slip flooring comprises of a bath with separate shower area , WC and vanity unit with sink and mirror above.

For added convenience, a nearby lift serves all floors, including the residents' lounge and restaurant, while the guest suite on the second floor is perfect for visiting family and friends.

The apartment is equipped with a 24-hour emergency call system, emergency pull cords, smoke detector, security entry system, and illuminated light switches, providing comfort, safety, and peace of mind.

Community Lifestyle
There is a vibrant community at Lyle Court, the communal lounge serves as the main hub for socialising and resident activities. A varied programme of regular events helps create a welcoming and friendly atmosphere, including armchair exercise classes on a Monday and Tuesday, Wednesday offers a coffee morning for a blether with your neighbours, Thursday is Pilates, Friday is film night and Saturday drinks night. If that's not enough there are monthly events too, live music, external singers, guest speakers, quiz nights and Scrabble.

You can also take advantage of the fish van which visits weekly and their is a mobile library which visits monthly.

Care & Support
The personal care services available at Lyle Court, can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated Care Inspectorate registered care and support team who are onsite each day, led by our wonderful Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, even if you are recuperating for short period, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in, if required.

Sun Room & Roof Terrace
There is a lovely sun room on the top floor with a TV, WC, tea and coffee making facilities, where you can sit back and relax and on a sunny day you can take advantage of the roof terrace.

On the second floor, below, there is a handy part time hair salon and beauty salon for some pampering.

Restaurant
A well attended table service restaurant offering a 2 or 3 course subsidised nutritional meal with all the favourites and more. You can pre-select from the weekly menu with your preferences. Lyle Court also offers light suppers in the evening, delivered to your door.

Inclusions & Notes
- Floor coverings & Integrated appliances
- Standard Broadband
- Mains water and electricity
- Electric room heating
- Mains drainage

Service Charge
Service charge: £9,120.40 per annum, for financial year ending 31/08/2027

- 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
- Contingency fund includes internal and external redecoration of communal areas
- 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.

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.

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.













