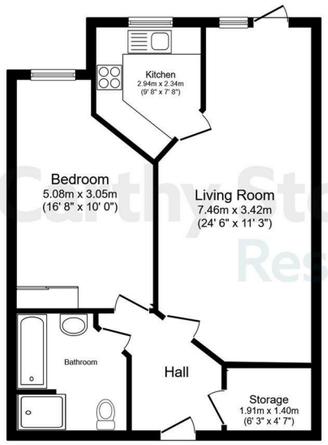
Excellent

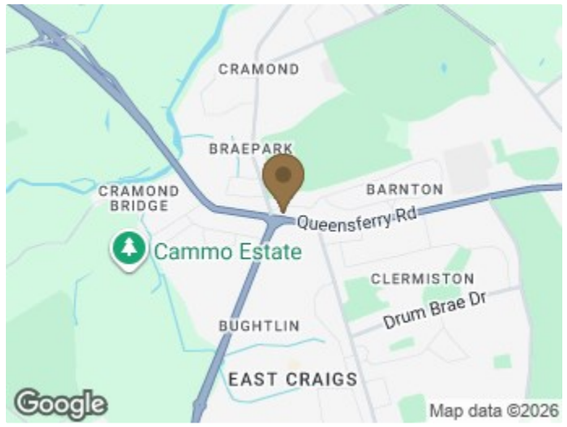
Trustpilot

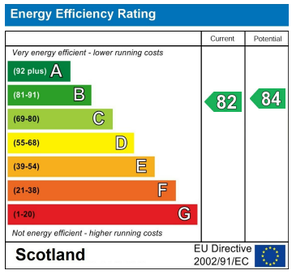
McCarthy & Stone
Resales.

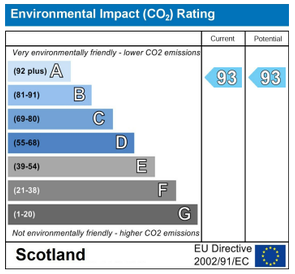


Total floor area 56.8 sq.m. (611 sq.ft.) approx

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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McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544

The Property Ombudsman

2 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 2 Lyle Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Offers over £215,000
Freehold

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

Key Features

- Ground Floor apartment with access to patio, overlooking the attractive grounds and courtyard setting
- Estates Manager, YourLife team & 24 hour on-site management
- Table service restaurant and nutritious subsidised meals provided
- Domestic assistance (one hour per week included in service charge)
- Personal extra care packages available by arrangement.
- Sun Room and Roof Terrace
- Guest suite for visiting family & friends
- Communal Laundry room & Hair & Beauty Salon (open part time)
- Full wheelchair accessibility & store for equipment, adjacent to the apartment
- Direct access to beautiful landscaped gardens

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

2 Lyle Court, Edinburgh

1 | 1 | Offers over £215,000

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. 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.

2 Lyle Court

Superb ground floor apartment benefitting access from your living room door to a patio area overlooking the mature garden grounds and courtyard setting. There is a direct pathway within the grounds to exit onto Queensferry Road where the bus stops right outside. You can also exit onto Barton Grove to access the local shops within short walking distance. Apartment 2 is ideally placed opposite the restaurant and easy access to the residents' lounge. You can access the lift to the sun room and roof terrace.

Entrance Hall

Welcoming entrance hall with a walk-in storage cupboard/airing cupboard, 24 hour emergency call system, illuminated light switches, a smoke detector, apartment security door entry system with intercom and emergency pull cords located in the hall, bedroom and bathroom. Pendants are also provided, for peace of mind.

Living Room

Generous living room with space for a dining table and chairs. There are ample raised electric sockets, TV and phone points, 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 Venetian blind.

Bedroom

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

Bathroom

Fully tiled with slip resistant 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

Inclusions: Carpets, curtains, blinds and integrated appliances.

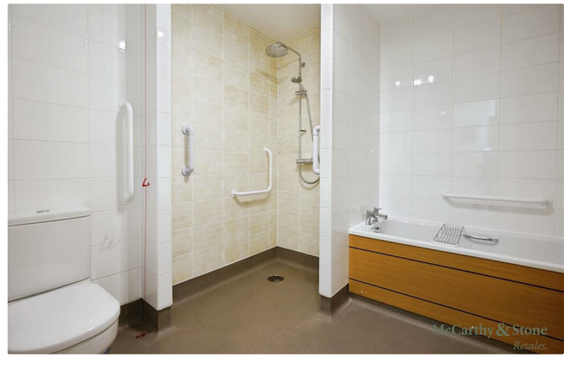
- Available now: Full fibre broadband
- Mains water and electricity
- Electric room heating
- Mains drainage

Service Charge

Service charge: £760.03 per month for the financial year ending 31/08/27

- 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.

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.