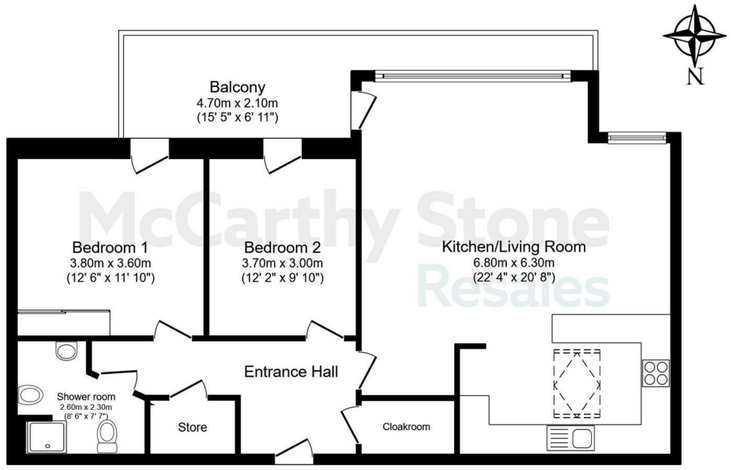
Excellent

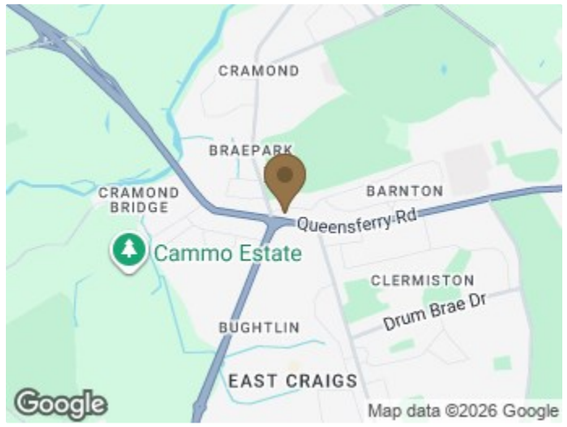
Trustpilot

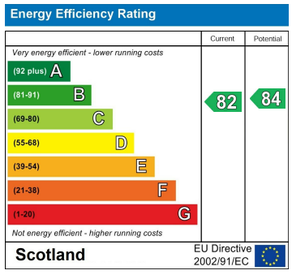
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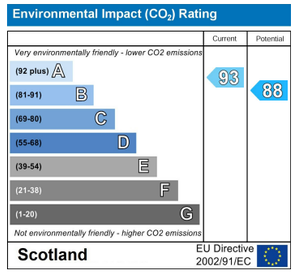


Total floor area 87.6 sq.m. (943 sq.ft.) approx

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Registered in England and Wales No. 10716544

The Property Ombudsman







67 Lyle Court

25 Barnton Grove, Edinburgh, EH4 6EZ

2 | 1 | Council Tax: G

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

Offers over £495,000
Freehold

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

Key Features

- South facing penthouse apartment with balcony and spectacular views over to the Pentland Hills
- Estate Manager & Your Life Team & 24 Hour on site management
- Personal extra care packages available & Domestic assistance (1 hour included in service charge)
- 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
- Private residents parking via Permit Scheme, subject to availability
- Excellent amenities within short walking distance, including bus stops

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

67 Lyle Court, Edinburgh

2 | 1 | Offers over £495,000

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 and team on site and Care Inspectorate rating of 5. There is a 24-hour emergency call system with personal pendant alarms also provided. There are call points in the hall, shower room and bedrooms.

The development includes a beautiful residents' lounge with kitchen facility where you can enjoy various social activities including, chair exercise class, film night, live music evening, quiz afternoon to name a few, and a monthly church service and a weekly Sunday service. There are also weekly coffee mornings 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 subject to availability, check with the Estates Manager.

It is a condition of purchase that residents must meet the age requirements of 70 years.

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, pharmacy, coffee shops 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.

67 Lyle Court

A rare addition to the market, penthouse residences of this calibre seldom become available, presenting a truly unique opportunity. Apartment 67 is a very bright and sunny top floor (third floor) penthouse flat benefitting a south facing aspect with spectacular views of the Pentland Hills and surrounding area. The apartment with balcony, comprising an entrance hall with storage, open plan living/kitchen/dining area, two bedrooms and shower room. You can also take advantage of the communal roof garden and sun lounge on the same level with kitchen facility. The are two lifts in the development serving all floors providing easy access to the the additional communal facilities on offer.

Entrance Hall

Welcoming entrance hall with a walk-in cupboard and further large storage cupboard, illuminated light switches, smoke detector, apartment security door entry system with intercom. The 24 hour care line emergency response system is situated in the hall and pull cords in the bedrooms and shower room in addition to personal pendant alarms, providing peace of mind. Doors lead to the bedrooms, open plan living/dining/kitchen space and shower room.

Open Plan Kitchen/Living/Dining space

Generous open plan living space flooded with natural light, full height windows and door giving access to the south facing balcony where you can sit and enjoy the sunny aspect. Leading onto the well appointed kitchen fully tiled with Island, there is a skylight with Velux window operated by remote control making this a bright space. There is plenty storage space, worktops, stainless steel sink with mono block lever tap. built-in oven, induction hob with extractor hood and integrated fridge, freezer, washing machine and dishwasher. There are ample sockets, TV and phone points and under pelmet lighting. The neutral decor and carpets continue throughout the living/dining area, bedrooms and hallway.

Primary Bedroom

This large double bedroom benefits a mirrored wardrobe and direct access to the balcony. There are ample raised electric sockets, TV and phone point.

Bedroom Two

Spacious double bedroom with ample room for furniture and is a lovely and bright room also with access to the balcony. The room is well equipped with electric sockets, TV and phone point.

Shower Room

Fully tiled with slip resistant flooring, this well equipped shower room comprising of a level access walk-in shower with handrails, rainfall shower and adjustable handheld shower head. There is a Bidet, WC, vanity unit with sink and mirror above with electric outlet. There is a mirrored cabinet, heated towel rail and small heater.

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.

Inclusions & Additional Notes

- Blinds and integrated appliances are included. The curtains are negotiable.
- Standard Broadband
- Mains water and electricity
- Electric room heating
- Mains drainage

Service Charge

Service charge for the year ending 31/08/27 is £12,345.48 per year (£1,028.79 per month).

- Cleaning of external and 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 including internal and external redecoration of communal areas.
- Buildings insurance
- Personal extra care packages available & Domestic assistance (1 hour included in service charge)
- Restaurant meals are substantially subsidised and offer great value with a nutritious meal. Light suppers are also available upon request

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 service charges please contact your Property Consultant or House 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 House Manager on site for availability.













