

M. J. Brown, Son & Co.



**FIRST FLOOR RETIREMENT FLAT
FLAT 36 LYLE COURT, 25 BARNTON GROVE,
EDINBURGH, EH4 6EZ**

OFFERS OVER £210,000 ARE INVITED

HOME REPORT VALUE £225,000

An opportunity has arisen to purchase a highly desirable, well-presented one bedroom, first floor retirement flat which is situated within the exclusive McCarthy and Stone assisted-living development in the heart of Barnton to the west of the city centre of Edinburgh. The flat has many benefits including its position close to the lift, its excellent electric heating system and double glazing, the assisted alarm which is provided and the communal landscaped gardens and residents' parking which surround the property.

Barnton Grove is set quietly in the very popular and much sought-after residential area of Barnton and it is a short drive from Craigleith Shopping Park which offers high street stores including Marks & Spencer and Sainsbury's and also the Gyle Shopping Centre with a wide variety of outlets. At nearby Davidsons Mains there is a Tesco Metro and excellent shops, cafes, post office and restaurants. There are local shops in Whitehouse Road for day-to-day requirements and the property is well located for access to the central motorway network, and to Edinburgh International Airport and the Queensferry Crossing.

For outdoor pursuits the flat is convenient for walking at nearby Lauriston Castle or the grounds of Cammo Estate and a short distance away are the beaches at Cramond and Silverknowes.

This spacious flat has excellent built-in wardrobes with sliding mirrored doors and a well-appointed kitchen with ample units and integrated appliances. The lounge has the added benefit of a Juliet balcony and the focal point is a stone-effect fireplace housing an electric fire.

The assisted living service which will benefit a purchaser includes cleaning of communal windows and outside external apartment windows, all electricity, heating and lighting in communal areas, a 24-hour emergency call system, repairs and maintenance to the interior and exterior of the communal areas and buildings insurance cover. This is of great assistance to a purchaser and to appreciate the location of this bright and attractive first-floor flat and its spacious accommodation early viewing is recommended.

The accommodation comprises:-

Entrance vestibule

A welcoming entrance hall to this fine property with fitted carpet and pull cord alarm/entry phone. Useful storage cupboard.

Spacious lounge

A well-proportioned and spacious room with French door to Juliet balcony, fitted carpet, mantelpiece with fire place below housing an electric fire, two ceiling lights. Access to the kitchen.

Kitchen

A bright, well-fitted kitchen with window and window blind. Well stocked with wall and base units, worktops and sink unit and drainer. Electric hob and cooker hood, electric oven and fridge. Vinyl flooring.

Bedroom

A comfortable bedroom with carpet, window blind and ceiling light. Good storage in the mirrored-door wardrobes.

Bathroom/Shower room

A well-fitted room with tiling for ease of maintenance and with bath, wash hand basin, WC and shower in corner with support handle. Mirror, useful under-sink storage cupboards.

Communal residents' lounge

A large, open sitting area with modern furniture, piano and fireplace which is available for the residents. There is also a residents' dining room and outside landscaped gardens for the use of the residents surround the development.

Residents' facilities

In addition to the lounge and dining room the residents can enjoy the on-site hairdressing salon, sunroom, roof terrace. laundry room and guest suite.

Services

In addition to the services provided at Lyle Court mentioned above, the on-site facilities also include a lift to all floors, wheelchair accessibility, laundry room and residents' lounge, sunroom and roof terrace. A restaurant is also provided with lunches and light evening meals available. Your Life Management manage the development and the restriction for living is that a resident must be aged 70 or over.

EPC

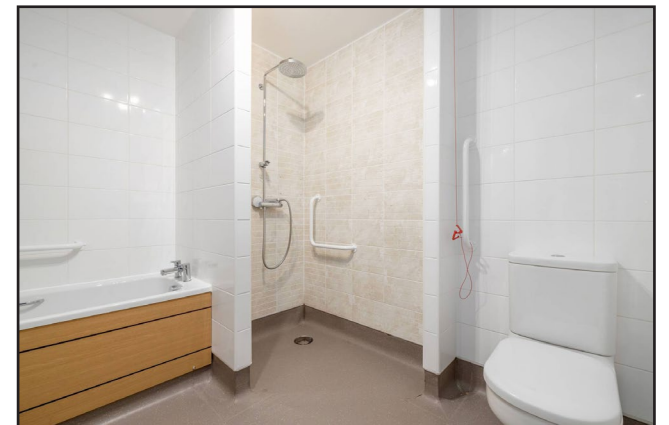
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Seller

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Viewing

By appointment with solicitors M.J. Brown, Son & Co. – Tel: 0131 332 1200.





M. J. Brown, Son & Co.

SOLICITORS & NOTARIES, ESTATE AGENTS

"Dean Bank Lodge", 10 Dean Bank Lane
Edinburgh EH3 5BS

Telephone 0131 332 1200 Fax 0131 332 4809

E-mail: jmat985725@aol.com DX ED. 122

Anyone wishing to note interest in the property should contact their solicitor in order that they may be informed of any closing date which has been fixed.

The above particulars are believed to be correct and room sizes are approximate and should not form part of any missives. No items are warranted.

espc

**Lyle Court,
Barnton Grove,
Edinburgh, EH4 6EZ**



Approx. Gross Internal Area
628 Sq Ft - 58.34 Sq M
For identification only. Not to scale.
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