

SIMPSON & MARWICK

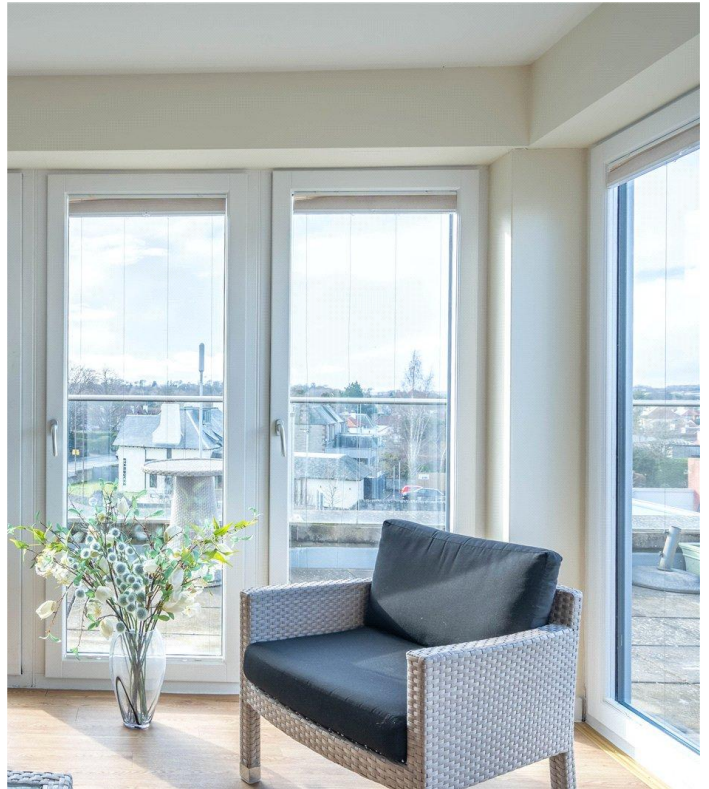


8 Lyle Court, 25 Barnton Grove, Barnton, Edinburgh, EH4 6EZ



EPC: C (74)
Council Tax - D

Well-presented one-bedroom retirement apartment with sunny private patio



- Ground floor retirement apartment
- Walk-in hallway storage
- Bright lounge and dining area
- Modern fitted kitchen
- One double bedroom
- Four-piece bathroom suite
- Sunny private patio area
- Lift and secure entry
- Residents' lounge and restaurant
- Over 70s development



Located on the ground floor of a modern retirement development for the over 70s, this well-presented one-bedroom apartment offers bright and spacious accommodation with the benefit of a private south-facing patio area and excellent on-site facilities designed to support independent later living.

The accommodation is entered via a welcoming entrance hallway which includes a useful walk-in cloak cupboard providing excellent storage. The lounge/dining room is bright and spacious, offering a comfortable living and dining environment with direct access to the private patio area, which enjoys a sunny south-facing aspect. The kitchen is accessed from the living space and features partially tiled walls along with a range of fitted units and integrated appliances including an induction hob, extractor hood and microwave/oven. The double bedroom is generously proportioned and benefits from built-in mirrored wardrobes providing ample storage. Completing the accommodation is a well-appointed, fully tiled bathroom fitted with a four-piece suite including a walk-in shower and a chrome heated towel rail.

The property benefits from double glazing, an electric heating system, a secure door entry system and lift access within the building. Residents also have access to attractive communal gardens, while allocated parking may be available by permit subject to availability.

Lyle Court was purpose built by McCarthy & Stone for Retirement Living Plus and comprises 73 one and two-bedroom apartments for residents aged over 70. An Estates Manager is based on site, and a 24-hour emergency call system is provided via a personal pendant alarm and call points throughout the apartment. Residents can enjoy a welcoming communal lounge with kitchen facilities where social activities and regular coffee mornings take place. The development also offers a restaurant providing a subsidised three-course lunch, with light evening meals available to pre-order.

Further communal facilities include a well-equipped laundry room, hair salon, guest suite for visiting family and friends, and beautifully maintained landscaped gardens including a roof terrace, sunroom and courtyard seating areas. The development is fully wheelchair accessible and additional personal care packages can be arranged if required. Domestic assistance of one hour per week is included within the service charge.

The service charge covers a wide range of services including cleaning of communal windows, electricity, heating and lighting to communal areas, the 24-hour emergency call system, maintenance of the landscaped gardens and grounds, repairs and maintenance to the interior and exterior communal areas, a contingency fund and buildings insurance. The current annual service charge is approximately £9,046.50 for the financial year ending 31/08/2026.

Location

Barnton is a highly regarded residential area located to the north-west of Edinburgh's City Centre, offering a peaceful suburban setting while remaining conveniently connected to the heart of the city. The area is well served by local amenities including shops, cafés and restaurants, with further extensive facilities available at nearby Craigleith Retail Park. Excellent transport links provide regular bus services into the City Centre and easy access to the City Bypass, Edinburgh Airport and the wider motorway network. The surrounding area also offers a range of recreational opportunities including pleasant walks along the River Almond, nearby parks and several well-regarded golf courses including Bruntsfield Links Golfing Society and the Royal Burgess Golfing Society.

Fixtures and Fittings

All blinds, curtains, light fittings and integrated appliances will be included within the sale price. Please note that other items may be available through separate negotiation.

Viewing Details

By appointment contact Simpson & Marwick

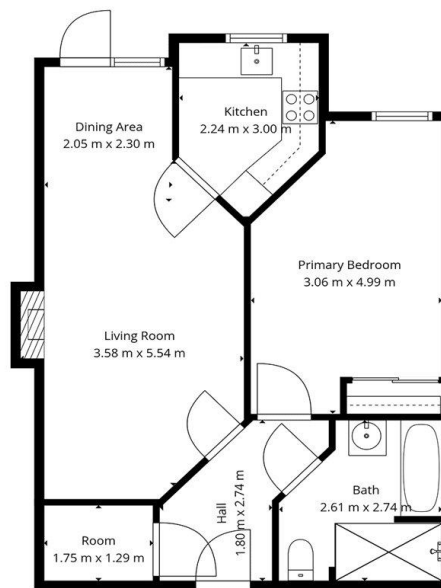


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Barnton, Edinburgh, EH4 6EZ

Approx. Gross Internal Area:
592.015 Sq Ft (55 Sq M)

For Identification purposes only. Not to scale.



Ground Floor

Simpson and Marwick

4 Albyn Place
Edinburgh, EH2 4NG

T: 01315815700
E: viewings@simpsonmarwick.com

www.simpsonmarwick.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		