

COULTERS®

FLAT 37, LYLE COURT,

25 BARNTON GROVE, BARNTON, EDINBURGH, EH4 6EZ

 1 BED

 1 BATH

 1 PUBLIC



TAKE A LOOK INSIDE

Forming part of a highly regarded McCarthy & Stone retirement development on Barnton Grove, this bright and engaging first floor flat offers spacious, attractive accommodation.

The living room/dining room is well presented, with soft carpet underfoot. A fireplace with electric fire makes a delightful focal point in the room. There is space for a table and chairs, with doors to a balcony which the outlook can be enjoyed from.

KEY FEATURES



Bright, attractive and engaging first floor flat.



Spacious double bedroom with fitted wardrobes.



Well maintained communal grounds.



Access to parking within the development for a small fee.



Located in sought after, leafy Barnton.



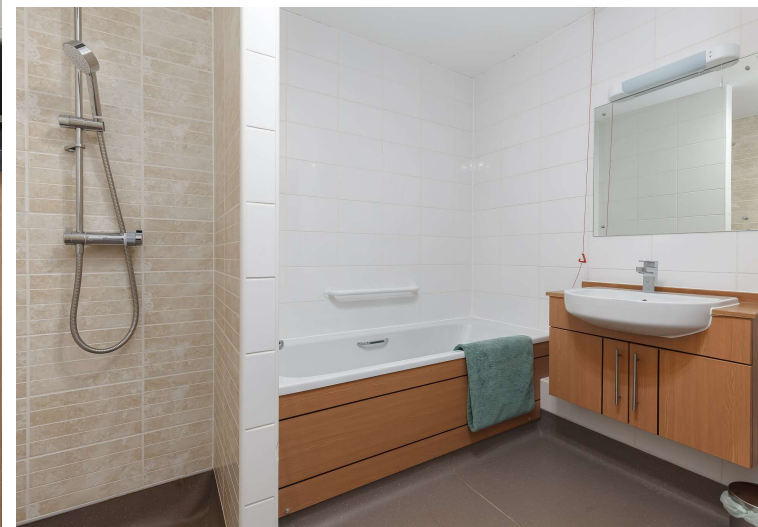
An array of local amenities within walking distance.



EPC Rating - B



Council Tax Band - F



There is a well-fitted modern kitchen with wall and base mounted cabinetry which incorporates an eye level oven, electric hob, dishwasher, fridge and extractor fan. The double bedroom benefits from fitted wardrobes and there is a spacious bathroom with a bath, wet room shower, WC and wash hand basin. The property also benefits from a large storage cupboard which currently houses the freezer and shelving. The apartment has electric storage heaters and emergency pull cords are located in each room.

Development facilities include lift, wheelchair accessibility, 24 hour on-site management, laundry facilities, guest suite, entryphone system, residents lounge, conservatory, sun room and roof terrace, south facing balcony and landscaped gardens with attractive central courtyard. There is also a bistro restaurant. Permit car parking can be applied for.





THE LOCAL AREA

Barnton is a prestigious residential area to the north-west of Edinburgh's City Centre. Residents enjoy wonderful green spaces with opportunities for peaceful walks including those at the historic Cammo Estate, Lauriston Castle and Corstorphine Hill. Cramond Conservation Village and Silverknowes boast a scenic promenade along the foreshore ideal for cycling, running, and walking. There is tennis at the Barnton Park Tennis Club and keen golfers will love the proximity to The Royal Burgess Golf Club and The Bruntsfield Links Golf Club. For everyday essentials, Barnton is served by convenience stores, a post office, pharmacy whilst a Starbucks and Herringbone restaurant are brand new to the area. More extensive shopping facilities can be found in neighbouring Corstorphine or at nearby retail parks, such as Craigmile Retail Park or The Gyle Shopping Centre. An excellent bus service within walking distance takes you swiftly into the City Centre, and it is close to the City Bypass, Edinburgh International Airport, and The Queensferry Crossing.

EXTRAS

All fitted floor coverings, lights and integrated kitchen appliances are included in the sale.

Residents must be aged 70 or over and be approved by McCarthy & Stone to assess suitability and obtain further information about the development.

YourLife Management Services manage the development including maintenance of the building and grounds. The fee is currently £705.89 per month or £8,470 annually. This includes the shared facilities, lift maintenance, landscaped gardens, heating and lighting of communal areas, one hour domestic assistance a week, 24 hour on site management, the block buildings insurance and a contingency fund. Care packages are also available.



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HOME REPORT VALUATION: £225,000

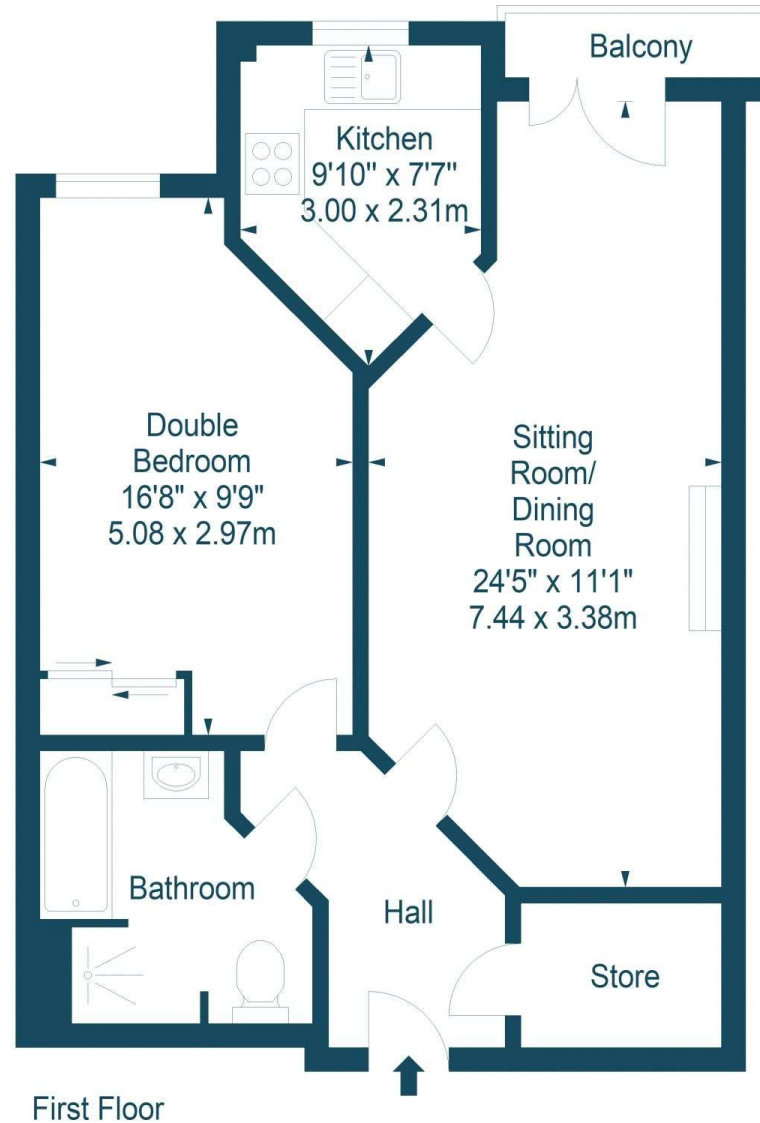


BARNTON GROVE

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



Approx. Gross Internal Area
614 Sq Ft - 57.04 Sq M
For identification only. Not to scale.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.