

SIMPSON & MARWICK



Flat 5, Lyle Court, 25 Barnton Grove, Barnton, Edinburgh, EH4 6EZ



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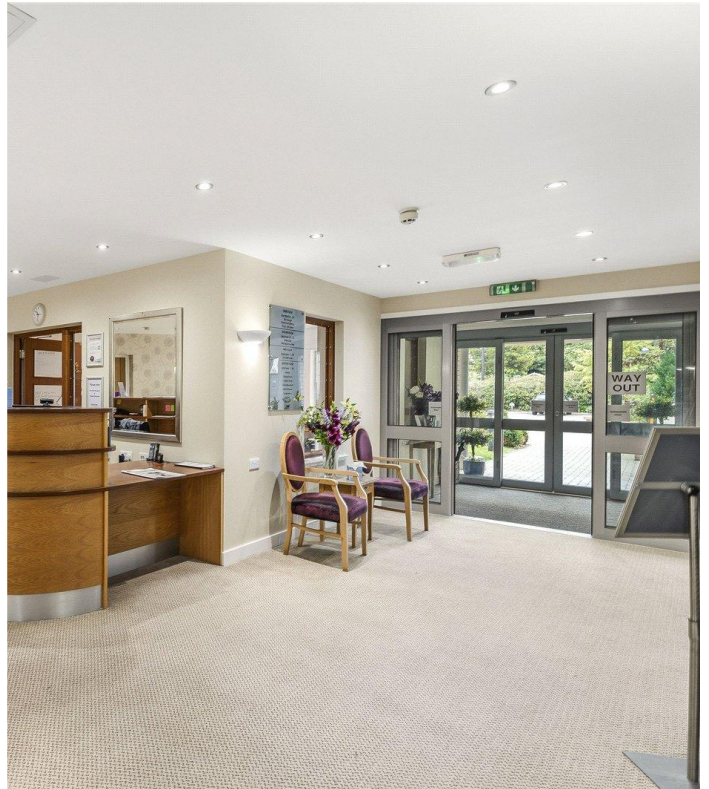
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EPC: B (83)

Council Tax - F

Spacious one-bedroom retirement flat in the heart of Barnton



- Ground floor retirement flat
- Spacious lounge area
- Modern integrated kitchen
- Generous bedroom
- Four-piece wet room
- Triple glazed windows
- Electric heating system
- Communal gardens
- On-street parking available
- Well-presented condition

This well-presented ground floor retirement flat by McCarthy Stone offers a blend of comfort and convenience in a sought-after Barnton location. The living space includes a spacious lounge, perfect for relaxation or entertaining. Adjacent is a modern kitchen featuring high-quality appliances, including an electric hob, fan oven, as well as integrated fridge and freezer, allowing for convenient meal preparation.

The property benefits from one generously-sized bedroom, providing a peaceful retreat. Completing the accommodation is a stylish four-piece wet room bathroom, designed to offer ease and comfort in daily routines. Additionally, a versatile box room with a boiler provides extra storage or workspace solutions.

Triple glazed windows throughout ensure energy efficiency and quiet interiors. The property is equipped with electric heating and benefits from the convenience of a lift and door entry system. Communal gardens surround the flat, enhancing the sense of space and light. Parking options include on-street and permit arrangements. The property's overall condition is exceptional, allowing immediate occupation with no need for modernisation.

Location

Barnton is a desirable residential area located to the west of Edinburgh City Centre, renowned for its green spaces, including the nearby Cramond Beach and the River Almond walkway. With excellent local amenities, including shops, schools, and transportation links, Barnton offers an ideal balance of peaceful suburban living with easy access to the City Centre.

Fixtures and Fittings

All blinds, curtains, and light fittings are included in the sale of this property. Please note that other items may be available through separate negotiation.

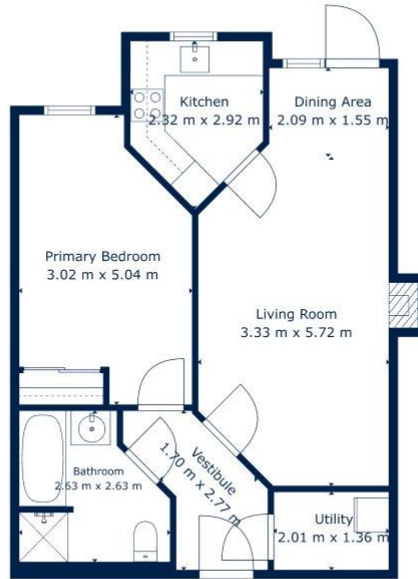
Viewing Details

By appointment contact Simpson & Marwick



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For identification purposes only.
Not to scale.

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Barnton, Edinburgh, EH4 6EZ

Approx. Gross Internal Area:
602.779 Sq Ft (56 Sq M)

Simpson and Marwick

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		