



GIBSONKERR
Personal, Family Law & Property

Flat 32, Lyle Court, 25 Barnton Grove

Barnton, Edinburgh, EH4 6EZ



Property Summary

A turn-key home with bright neutral interiors in desirable Barnton, this one-bedroom first-floor flat forms part of a modern lift-serviced retirement complex for those aged 70 and above, with everyday shopping amenities and city bus links on the doorstep. Residents of this exclusive community benefit from a 24-hour Careline alarm system and on-site management staff, a table-service restaurant, a residents' lounge and sunroom, a bookable guest suite for visitors, a communal laundry, communal access to a rooftop terrace and landscaped gardens, and convenient on-site permit parking.

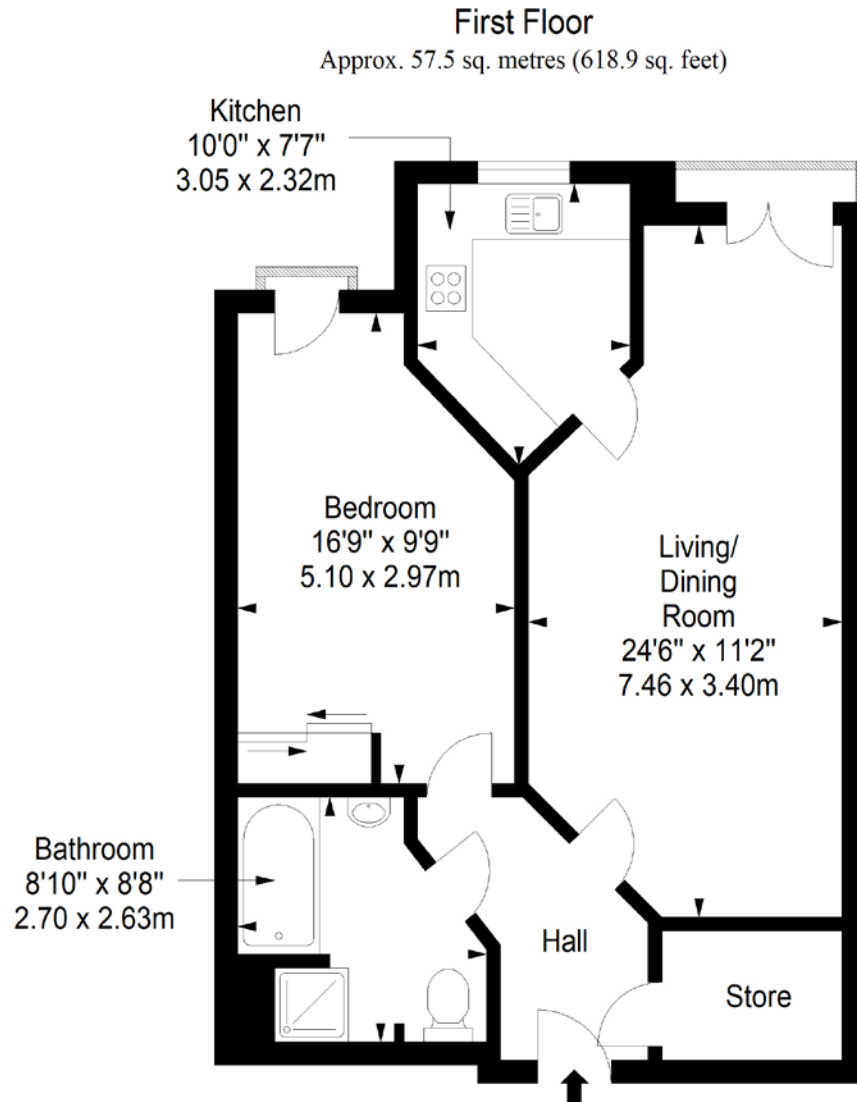
Extras: All fitted floor and window coverings and light fittings are included.

Features

- Exclusive retirement community for those aged 70 and above
- Desirable Barnton location with amenities and bus links close by
- Move-in ready first-floor flat with bright, neutral interiors
- Communal lift and secure entry
- Entrance hall with useful store
- Generous living/dining room with balcony and kitchen access
- Stylish kitchen with integrated appliances
- Spacious double bedroom with fitted wardrobe and Juliet balcony
- Non-slip bathroom with bath and separate level-access shower
- On-site management staff and a wide range of communal facilities
- Communal rooftop terrace and gardens, plus residents' permit parking
- Electric heating, full double glazing, and 24-hour Careline alarm system
- EPC Rating - C



Floorplan



Total area: approx. 57.5 sq. metres (618.9 sq. feet)

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property@gibsonkerr.co.uk

Edinburgh
Family Law, Personal Law & Property Law

6 Randolph Crescent
Edinburgh
EH3 7TH

0131 202 7516

edinburgh@gibsonkerr.co.uk

Glasgow
Personal Law & Family Law

1 West Regent Street
Glasgow
G2 1RW

0141 404 0436

glasgow@gibsonkerr.co.uk

DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.