



Flat 32, Lyle Court, 25 Barnton Grove, Edinburgh, EH4 6EZ  
*Delightful one bedroom first floor retirement flat with excellent on-site facilities*

URQUHARTS  
EDINBURGH



## DESCRIPTION

Flat 32 Lyle Court is a well presented one-bedroom first floor flat, forming part of the exclusive Retirement Living Plus development by McCarthy & Stone. Situated in the popular Barnton area, the location is superb with excellent local amenities and is a convenient distance from the city centre & surrounding areas.

Entrance hall with large walk-in storage cupboard; bright living room / dining room with Juliette balcony overlooking the communal courtyard; fitted kitchen with wall & base units and integrated appliances; good-sized double bedroom with built-in wardrobe; and a bathroom.

## ACCOMMODATION

Entrance hall. Living room / Dining room. Kitchen. Double bedroom. Bathroom.

Electric heating. Double Glazing. Well maintained landscaped communal grounds. Private residents' parking. Residents' Lounge. Restaurant Dining Facilities. West facing roof terrace with sun lounge. Guest suite for visitors. Communal laundry facilities. Hair and nail salon. Emergency call system and 24-hour on-site staff cover. Lift access to all floors.

The development is factored by Your Life Management Services and there is a monthly common charge of approx. £630

## NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email [property@urquharts.co.uk](mailto:property@urquharts.co.uk).

which includes common buildings insurance. The successful purchaser will have to receive the approval of McCarthy & Stone as being suitable for independent living before the sale can proceed. Requirement that resident must be at least 70 years of age. If one resident is over 70, a partner can be over 65.

## LOCATION

Barnton is a highly desirable residential area only a few miles west of the city centre and surrounded by fine open countryside. Excellent local shopping facilities within easy walking distance on Whitehouse Road at the Barnton Junction include a bank, post office, pharmacy, Scotmid Co-op, gift shops, café and hairdresser; on Queensferry Road there is a Tesco Express, and at nearby Davidson's Mains, a Tesco Metro. Larger retail stores can be found a short drive away at the Gyle Shopping Centre, Hermiston Gait, and Craighleith Retail Park which also has a Sainsbury's supermarket, M&S Food Hall, and other high street stores. Leisure facilities in the area include walks along the River Almond to the village of Cramond and the beach promenade, Drum Brae leisure centre, and several excellent local golf courses including The Royal Burgess. Regular buses run into the city centre and to surrounding areas, and the City Bypass and M8 are within close proximity, giving access to the Edinburgh International Airport, Forth Road Bridge/Queensferry Crossing, and central motorway network.

## INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

## PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

## HOME REPORT

The Home Report is available at [www.espc.com](http://www.espc.com) or by contacting Urquharts Property on 0131 556 2896 or email: [property@urquharts.co.uk](mailto:property@urquharts.co.uk). All interested parties are advised to view the Home Report prior to viewing the property.

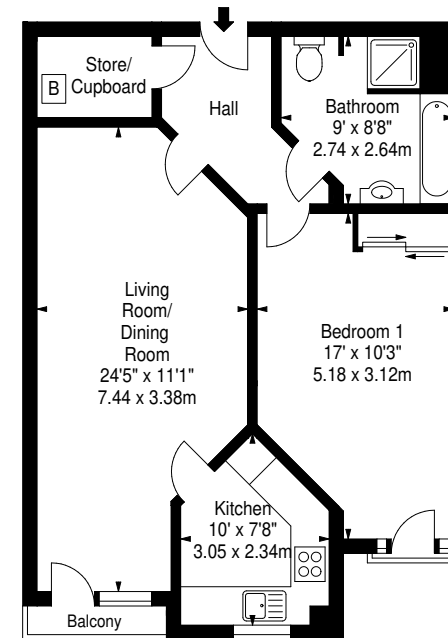
The property has a Council Tax Band F

The property has an Energy Rating Category B

Lyle Court,  
Barnton Grove,  
Edinburgh, EH4 6EZ



Approx. Gross Internal Area  
626 Sq Ft - 58.16 Sq M  
For identification only. Not to scale.  
© SquareFoot 2023



First Floor