



17 LYLE COURT

BARNTON GROVE, BARNTON, EDINBURGH, EH4 6EZ

SUMMARY

This spacious first floor apartment forms part of a recently completed 'Assisted Living' development which is arranged over four floors and boasts an impressive contemporary style design with an attractive stone exterior.

Apartment 17 enjoys a quiet position with an open westerly outlook towards Whitehouse Road, and offers an easily managed interior including a large living room with direct access to the fitted/well equipped kitchen, a generous double bedroom with a fitted twin mirrored door wardrobe, and a spacious fully tiled bathroom/wet room. The double-glazed windows have PVC frames for low maintenance, and there is an electric off-peak heating system together with a security entry phone. There is also a very useful deep storage cupboard which includes the hot water boiler.

Additional features within the development include a one-bedroom Guest Flat, a Laundry Room, attractively decorated carpeted hallways, and a Function Suite. There is also a sitting room, and dining room with attached restaurant, a 'Conservatory' on the ground floor, and a 'Sun Room' on the top level.

LOCATION

The much sought after district of Barnton lies on the north-west side of the city, approximately four miles from Princes Street, adjacent to Cramond. Some local shopping is available, including a useful Sainsbury's Local, Cloudberry, a Post Office and Pharmacy, plus Scotmid and a hairdresser. More comprehensive facilities are available in Davidson's Mains and the Gyle Shopping Centre. A regular bus services on Whitehouse Road runs to and from the city centre and many other areas of the city, and easy access can be gained to the M8, M9 and M90 motorways systems, together with Edinburgh's International Airport. The sporting enthusiast is well catered for with two first class golf courses nearby, and an excellent sailing club at Cramond.

Lyle Court is accessed from Barnton Grove, and lies opposite a modern private flatted development, close to the former Barnton Hotel, which now forms part of the development. All properties are accessed from the attractive off-street entrance area which includes many spaces available for residents, and a smaller number for visitors.

PURCHASER CRITERIA AND CHARGES

A purchaser, or purchasers require to be over 70 years of age to meet the set criteria of the development as laid out by the Factor, McCarthy & Stone. The present Factoring Charge over the property for sale is around £511 per month. This covers lift and buildings maintenance together with insurance, upkeep of all communal areas, the 24-hour emergency pull cord system within each apartment (one per room), which operates with a dedicated person on site 24 hours, and the services of the on-site manager who is available between 9am – 5pm seven days a week.

EXTRAS

The property will be sold as seen, with all fitted floor coverings, together with the built-in electric oven and hob, filter hood, fridge, freezer and dishwasher. There is an annual charge of £200 for a resident's parking permit.

HOME REPORT

A Home Report is available and can be obtained by interested parties via their Solicitor.

Home Report Value

£250,000

EPC rating

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VIEWING

By appointment through the Selling Agent – please telephone the Property Department on 0131 270 8118, or call the seller on 07717 537549 to discuss a suitable time.

INTERNET WEB SITES

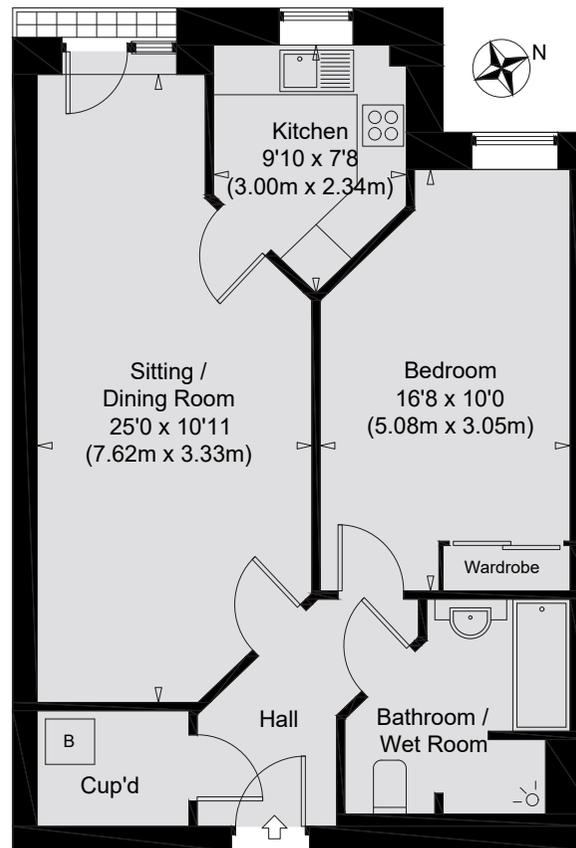
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The attached floor plan is simply intended to show where each room is in relation to another. It is not drawn to scale and no warranty will therefore be given as to its accuracy or otherwise.



FIRST FLOOR

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 620 SQ FT / 57.6 SQ M

Photography and floor plan by **MARKETING SOLUTIONS** 07876015710

t 03700 86 8118 **w** movinghome.shoosmiths.co.uk

espc

All measurements are approximate. These particulars are believed to be correct, but are not to be held as binding on the Sellers or their Agents, nor as forming any part of an offer to sell. Prospective Purchasers are advised to have their interest noted to the Selling Agents through their Solicitor as soon as possible after viewing, in order that they may be kept advised in the event of an early closing date being set for the receipt of offers. We offer a full range of legal and estate agency services, including free valuations. Please contact our Property Department, who will be happy to arrange a meeting.