



lindsays

**Flat 21 Lyle Court,
25 Barnton Grove, Barnton, EH4 6EZ**

"A superb one bedroom first floor retirement flat within assisted living development"

- Lift
- Hall with large storage cupboard
- Spacious sitting room/dining room
- Stylish modern fitted kitchen
- Double bedroom with built in wardrobe
- Shower room
- Double glazing
- Electric heating
- Residents lounge, dining room, roof terrace and sun room

EPC Rating B

OFFERS OVER £235,000



Description

A superb first floor flat located within the exclusive McCarthy & Stone assisted living development, situated in the sought after area of Barnton. This modern development was designed for the over 70's to offer the opportunity to live independently with the benefit for care staff available 24 hours a day. Uniquely within this development there is an on-site hairdressing salon. The communal areas include a resident's lounge, dining room, sun room, sun terrace, laundry room and a guest suite. In brief the accommodation comprises; hall with large storage cupboard, spacious sitting room/dining room, stylish modern fitted kitchen, double bedroom with built in wardrobe and shower room.

Area

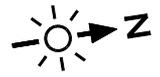
Barnton is a prestigious residential area of the city, lying approximately 4 miles north west of the capital's centre. Bordered by the historic village of Cramond to the north and Blackhall/Corstorphine to the south, the location is one which successfully combines a tranquil suburban environment with city centre accessibility. There are local shops at the Barnton junction including a Sainsbury local, a Scotmid, a café, Hairdresser and Post Office and further shops on Queensferry Road include a Bakers, a Wine Merchant and Restaurant. The village of Davidsons Mains is within a few minutes on foot and plays host to a number of independent shops, hostels/popular eateries and a Tesco Metro. Both the Gyle and Craighleith outlets are within a short drive. The village of Cramond is a pleasant stroll either along the banks of the River Almond or along the esplanade from Silverknowes. Here, there is a thriving sailing club and cafes popular with walkers, joggers and cyclists. Nearby Dalmeny Estate boasts stunning shore paths all the way to South Queensferry. Local Golf Clubs include Bruntsfield, Silverknowes and the Royal Burgess. There are frequent bus services from Davidsons Mains and Queensferry Road into the city centre and Queensferry Road also provides a direct link with Edinburgh city by-pass, the central motorway network, Edinburgh International Airport and the Forth Bridges.

Viewing

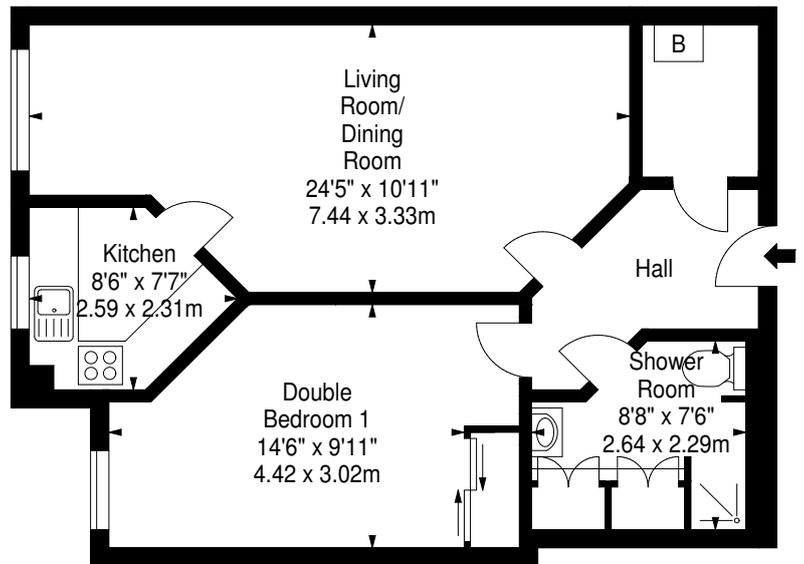
By appointment contact Lindsays on 0131 229 4040



Lyle Court,
Barnton Grove,
Edinburgh, EH4 6EZ



Approx. Gross Internal Area
611 Sq Ft - 56.76 Sq M
For identification only. Not to scale.
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First Floor

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.