



lindsays

Flat 30 Lyle Court
25 Barnton Grove, Barnton, Edinburgh EH4 6EZ

"A beautifully presented, exceptionally large one-bedroom first floor flat within a luxury purpose, built McCarthy & Stone Assisted, Living Development"

- Hall with walk in storage cupboard
- Elegant and spacious sittingroom with focal point fireplace
- Contemporary kitchen/diningroom with integrated appliances
- Wet shower room/bathroom
- Electric heating
- Double glazing
- Lift
- Secure door entry system
- Outstanding facilities including 24 hour on-site staff

EPC Rating B

OFFERS OVER £270,000



Description

This exceptional first floor flat forms part of a purpose built McCarthy & Stone Assisted Living development for the over 70's and is located on the quieter side of the development. Set in delightful landscaped grounds, the development is operated by McCarthy & Stone with an onsite Estate Manager and a Your Life team. In addition to a 24 hour emergency call system the staff are on site 24 hours a day and offer care packages to suit the individual. The elegant table service restaurant within the development serves lunch daily offering residents and guests the opportunity to socialise. There is also a communal lounge, a sun lounge, a garden room, a superb roof terrace, a well equipped laundry room, an in-house hairdresser and a guest suite. The flat itself is a larger style one bedroom apartment ideally suited to a single person or couple. Enjoying peaceful views to the gardens and courtyard, the flat is in immaculate order with new décor and carpets throughout. The large sitting room offers plenty of space for family and friends and has a focal point fireplace and bay window. The contemporary kitchen/diningroom comes complete with integrated appliances. The spacious double bedroom has a large fitted wardrobe and the bathroom incorporates a practical wet showerroom area. Further benefits include a secure door entry system, a lift, full double glazing and an efficient electric heating system. Off the hall is generous storage space and a separate linen cupboard.

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 Scotmid, a gift shop and café, a Hairdresser, a pharmacy, a Post Office and a Bank. Further shops on Queensferry Road include a branch of Tesco, a Bakery, a Wine Merchant and a Restaurant. The village of Davidsons Mains is within a few minutes on foot and plays host to a number of independent shops, hostellers/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 Whitehouse Road and Queensferry Road into the city centre, to South Queensferry and Fife and Queensferry Road/Maybury Road also provide a direct link with the Edinburgh city by-pass, the central motorway network, Edinburgh International Airport and the Queensferry Crossing.

Viewing

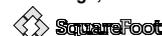
By appointment contact Lindsays on 0131 229 4040

What the vendor says...

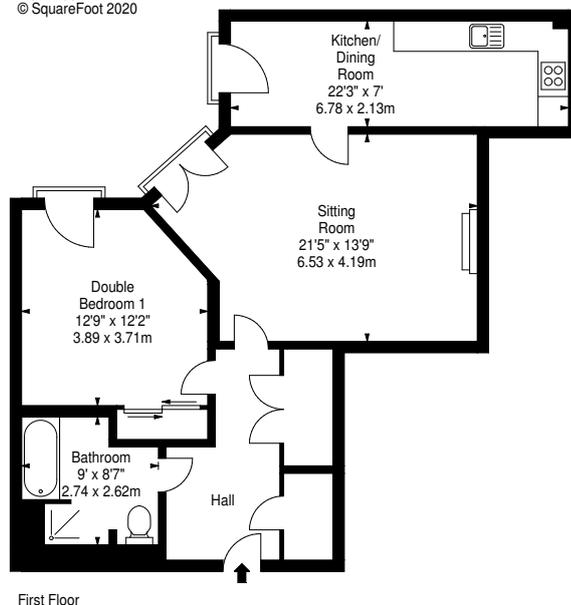
"My Mum moved into Lyle Court in 2017 having lived in the family home for over 40 years; it was a big change but as soon as she saw the flat, she couldn't wait to move in! The residents often get together on a Saturday evening for a few drinks and they invited Mum to join them on the day she moved in! Lunchtime is very social and Mum enjoyed sitting at different tables and making new friends. Social activities offer something for everyone from movie nights to live music, from strawberries & cream on Wimbledon Final day to singing Christmas Carols to Keep Fit classes. With the benefit of having staff on duty 24/7, there is always someone there to help, even with shopping, laundry and accompanied visits to doctors and dentists. The shops are a short walk away; the local pharmacy delivers the meds and the local newsagent delivers the papers. Mum has always felt safe and secure here, it's peaceful and tranquil. She had privacy but was never alone. I can't recommend Lyle Court highly enough"



Barnton Grove,
Edinburgh, EH4 6EZ



Approx. Gross Internal Area
82 Sq M - 882.67 Sq Ft
For identification only. Not to scale.
SqM supplied.
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T: 0131 229 4040 E: edinburghproperty@lindsays.co.uk W: property.lindsays.co.uk

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.