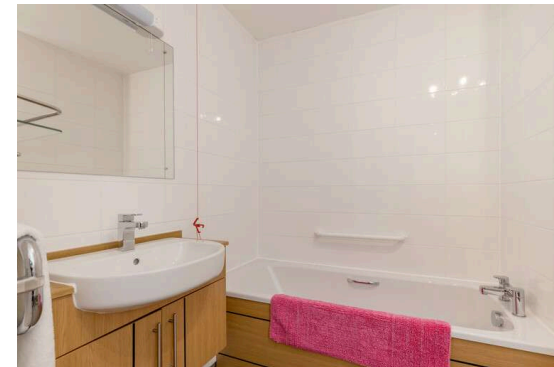


**13 Lyle Court, 25 Barnton
Grove,
Edinburgh, EH4 6EZ
Fixed Price £225,000**

- Hallway with useful storage cupboard
- Living/dining room with fireplace and French doors to communal gardens
- Kitchen with a range of floor and wall mounted units, electric hob and oven and integrated appliances
- Double bedroom with fitted wardrobes
- Wet room with three-piece suite and walk in shower
- Electric heating and double glazing
- Communal lounge area for residents
- Communal gardens
- Communal roof top terrace



Retirement

Blair Cadell are delighted to bring to market this exceptional ground floor apartment that forms part of a purpose-built McCarthy Stone Assisted Living development for the over 70's. Set in delightful landscaped grounds, the development is operated by McCarthy Stone with an onsite Estate Manager and a Your Life Team.

The accommodation comprises a hallway that has a generous storage cupboard. A large living/dining room with French doors to the immaculately kept gardens, kitchen with a range of floor and wall mounted units, electric hob and oven and integrated appliances. A generous double bedroom with fitted wardrobes and an immaculate wet room with a three-piece suite and walk in shower. Further benefits include a secure door entry system, a lift, full double glazing and an efficient electric heating system. There is a table service restaurant within the development serving lunch daily. 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.*No warranties for systems or appliances*

The property is located in the highly regarded Barnton area of Edinburgh, which lies to the north of the City Centre. Barnton enjoys a close knit community spirit, with a superb range of shopping outlets to be found in Corstorphine Village just a short drive over the hill or Craighleith Retail Park. Further shops can be found at the Gyle Complex. Leisure wise the choice is excellent and includes a range of bars and restaurants, a health and sports club such as David Lloyd, Drum Brae Leisure centre and fantastic walks along the River Almond to the village of Cramond with the Cramond Beach promenade. Schooling is well represented from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach. For those seeking alternative methods of transport South Gyle and Haymarket railway stations are both easily accessible, with Edinburgh Airport just a short drive away.

Council Tax Band F

Energy Rating C

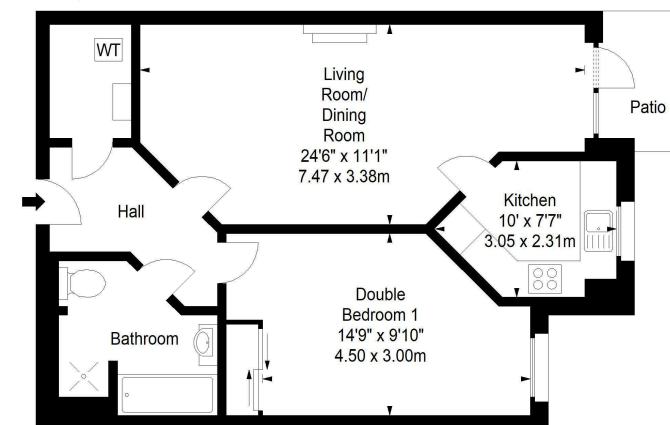
Viewing by appointment on 0131 337 1800



**Lyle Court,
Barnton Grove, EH4 6EZ**



Approx. Gross Internal Area
626 Sq Ft - 58.16 Sq M
For identification only. Not to scale.
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Ground Floor

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