



# 31 LYLE COURT

25 BARNTON GROVE, BARNTON, EDINBURGH, EH4 6EZ



| PUBLIC



| BED



| BATH

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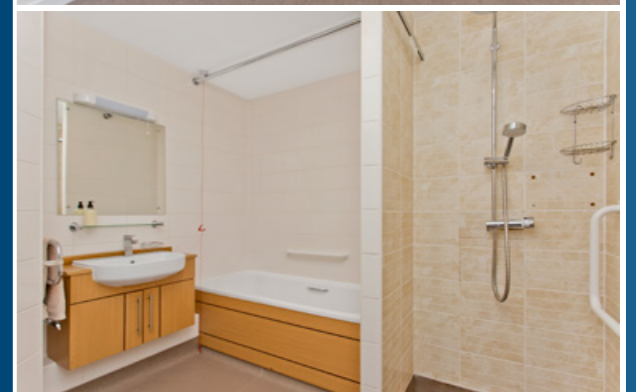
# 31

## LYLE COURT

Forming part of a popular assisted living development in Barnton (exclusively for the over 70s), this first-floor flat offers a generous reception area, a modern kitchen, a double bedroom, and a four-piece bathroom, all enhanced by neutral décor. The development is accompanied by landscaped gardens and benefits from access to unrestricted on-street parking (with potential for residents to purchase a private parking space), as well as a dedicated estate manager, an on-site restaurant, a communal lounge, sun room, roof top terrace, laundry room and guest facilities.

### Features

- Assisted living development in Barnton
- Exclusively for the over 70s
- Well-presented first-floor flat
- Secure shared entrance and lift
- Hall with built-in storage
- Generous living/dining room with balcony
- Modern kitchen
- Double bedroom with built-in wardrobe
- Four-piece bathroom
- Landscaped communal gardens and roof terrace
- Unrestricted on-street parking
- Electric heating and double glazing
- Careline alarm system
- Excellent shared facilities



EPC Rating - B

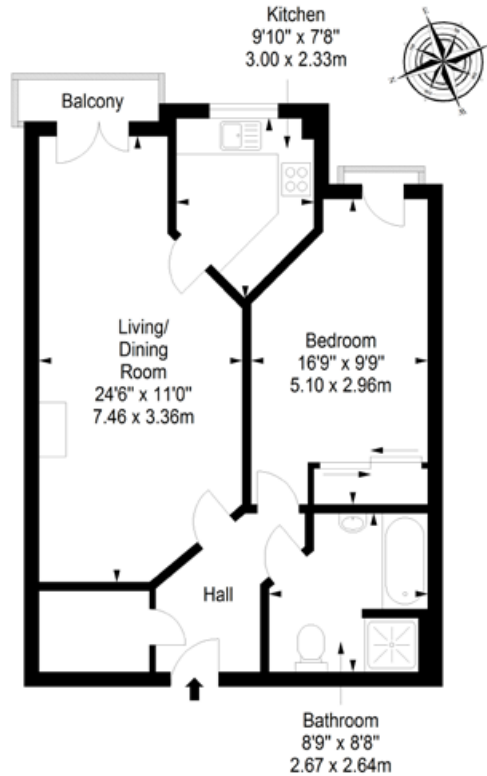
Home Report Value - £225,000

For up to date price & viewing information contact VMH Property or visit us online.



Extras: all fitted floor coverings, light fittings, and integrated kitchen appliances will be included in the sale.

First Floor  
Approx. 56.9 sq. metres (612.5 sq. feet)



Total area: approx. 56.9 sq. metres (612.5 sq. feet)



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CHARTERED FIRM

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