



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

By Telephone Appointment only Contact Murray Snell on 0131 253 2850

**Fixed Price**  
**£275,000**



## PROPERTY DESCRIPTION

Set on the first floor of a very desirable McCarthy & Stone assisted living development this particularly spacious one bedroom property offers tastefully presented accommodation with excellent storage and garden views, as well as access to a superb range of resident's amenities and is one of the largest one bedroom apartments in the complex.

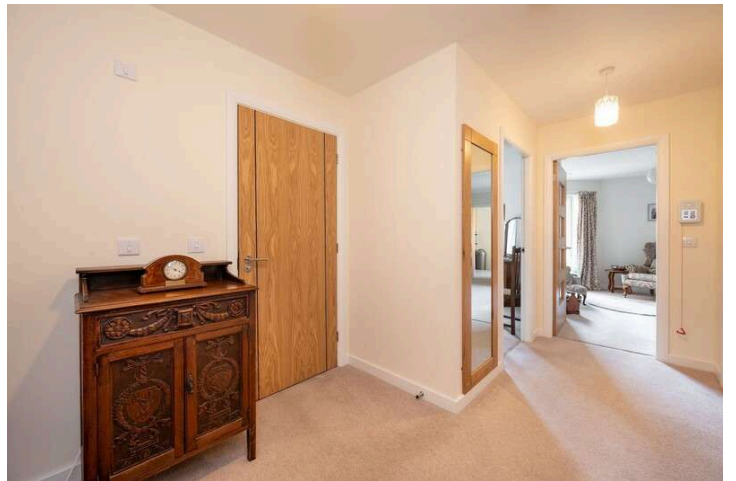
- Entrance Hall
- Large Living Room
- Modern Fully Equipped Dining Kitchen
- Spacious Bedroom With Fitted Wardrobes
- Generous Bathroom With Bath And Walk-In Shower
- Alarm & Entryphone System & Excellent Storage
- Two Lifts/24 Hour Manned Reception
- Residents' Lounge/Residents' Bistro
- Residents' Hairdressing Salon

- Residents' Sun Lounge And Terrace
- Guest Suite/Permit Parking Available At Extra Cost

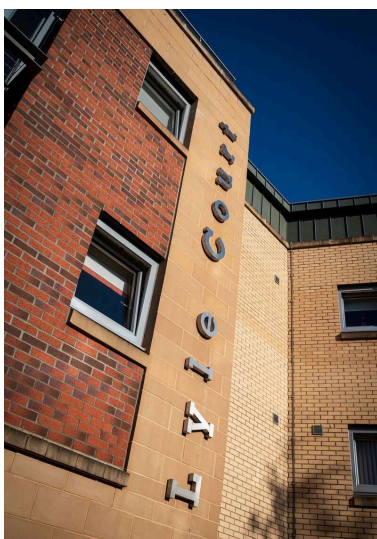
The peaceful and leafy area of Barnton is approximately five miles west of Edinburgh City Centre and has an excellent selection of local amenities. There are local shops around the corner on Whitehouse Road or Queensferry Road, and a more extensive range of retail facilities either at Hermiston Gait, The Gyle or Craighleith Retail Park, which are all a short drive /bus ride away. There are a wide variety of leisure facilities locally including walks along The River Almond to the village of Cramond, with its quaint whitewashed cottages, harbour & promenade. There are further wide open spaces nearby at Dalmeny Estate, Cammo, Hopetoun & South Queensferry, local golf courses include The Royal Burgess and Bruntsfield Links. The area is well-catered for by transport links with excellent road access to the Queensferry Crossing, M8, M9 and Edinburgh International Airport.

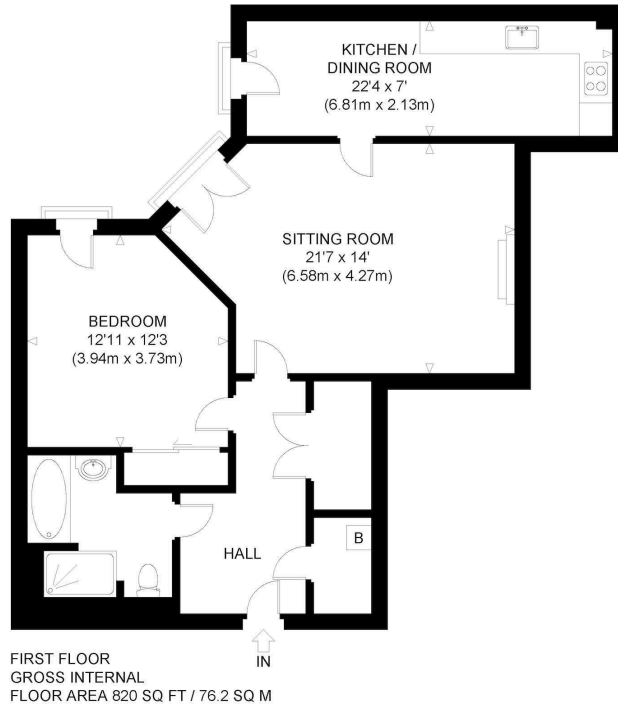












LYLE COURT  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 820 SQ FT / 76.2 SQ M  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
Copyright © exposure  
[www.photographyandfloorplans.co.uk](http://www.photographyandfloorplans.co.uk)

#### SPECIAL NOTES

1. These particulars do not form part of an offer or contract.
2. Whilst these particulars are believed to be correct, they are not guaranteed and prospective purchasers must satisfy themselves as to their accuracy.
3. All measurements are approximate and any floor plan attached indicative only.
4. The services and appliances (if any) included in the sale have not been tested
5. Prospective purchasers are advised to contact Murray Snell W.S. in order that they may be notified of a closing date being fixed for receipt of offers.
6. The seller shall not be bound to accept the highest or any offer.

AUTHORISED TO CONDUCT INCIDENTAL FINANCIAL BUSINESS BY THE LAW SOCIETY OF SCOTLAND



MURRAY SNELL W.S. SOLICITORS  
10 George Street, Edinburgh EH2 2PF  
T 0131 625 6625 F 0131 625 6626  
EMAIL [property@murraysnell.com](mailto:property@murraysnell.com)

