



118 Homeross House, 1 Mount Grange, Strathern Road, Edinburgh, EH9 2QY

Description

Beautifully presented one bedroom third floor flat which is in excellent order throughout and forms part of a factored McCarthy & Stone retirement block located in a prime central location within Edinburgh. The development further benefits from a duty manager, secure entryphone system, residents' lounge, shared laundry facilities, guest suites, lift access to all floors and telecare / careline system with pullcord in all rooms. There is also the opportunity to participate in a variety of social events with other residents. The property also benefits from UPVC double glazing installed in 2021 and modern thermostatic electric panel heaters.

The accommodation comprises:

- Entrance hall with oak flooring and deep storage cupboard housing the water heater
- Generously proportioned sitting/ dining room with oak flooring and west facing aspect and views of the Pentland Hills
- Modern fitted kitchen with a range of ivory gloss units with laminate granite effect worktops with inset sink and appliances including induction hob, integrated microwave, oven, dishwasher and under counter fridge
- Good sized double bedroom with built-in wardrobes, fitted carpet and cornicing
- Shower room with fitted furniture with semi-recessed wash basin, WC and large shower enclosure with electric shower; vinyl flooring; heated towel rail

Location

Situated in the highly sought after residential area of Marchmont, the property is ideally placed for many excellent local amenities including a broad selection of shops, delis and restaurants with further amenities available at nearby Bruntsfield and Morningside. Pleasant walks can be enjoyed nearby at The Meadows and Bruntsfield Links. Recreational and leisure facilities nearby include the Kings theatre, Dominion cinema and Warrender Swim Centre. The City Centre is quickly accessed by a regular bus service.



Viewing details

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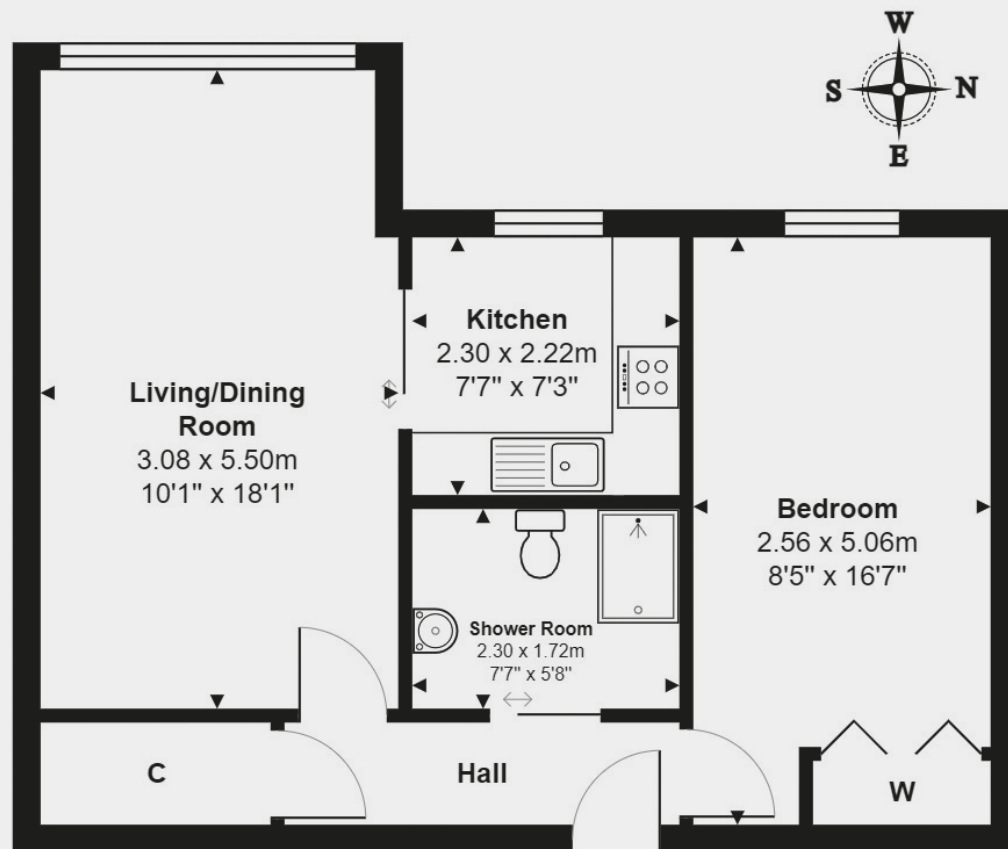
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Flat 118, Homeross House, 1 Mount Grange, Edinburgh, EH9 2QX

Total Area: 45.5 m² ... 490 ft²

All measurements are approximate and for display purposes only

Eligibility

There is an age restriction of 60 or over for a single occupant and for a couple, one should be 60 or over and the other 55 or over.

Factoring

The development is factored by First Port Property Services Scotland. The monthly charge is approximately £150 and covers maintenance of the development and includes block building insurance.

Outside & Gardens

There are well maintained landscaped garden grounds surrounding the property. There is also a private residents' car park.

Services

There is also a duty manager Monday to Friday, a 24 hour care line and communal laundry facilities.

Extras

All fixed floor coverings, light fittings and kitchen appliances are included in the sale. The furniture can be included in the sale price if required.



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