



1/40 Homeross House
Mount Grange, Marchmont, Edinburgh, EH9 2QX

CALL US ON 0131 447 4747

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For price and viewing information please visit residential.gillespiemacandrew.co.uk or call 0131 447 4747

- Reception hall.
- Attractive living room overlooking communal gardens to the rear.
- Excellent walk-in storage cupboard.
- Modern fitted kitchen with appliances.
- Good sized double bedroom with built in mirrored wardrobes.
- Fully tiled shower room.
- White meter heating.
- Double glazing.
- House Manager.
- Communal lounge.
- 24 hour Careline pull cord system.
- Guest room.
- Laundry room.
- Well maintained communal gardens.
- Residents & visitors parking.



GENERAL DESCRIPTION

A first-floor flat part of a popular retirement development in the sought after Marchmont district of the city. The property would make an ideal purchase for somebody who has an active lifestyle and there are many activities within the retirement development itself. The property has been brought to the market in move in condition.

FACTORING NOTE

The development is factored by First Port Scotland and an approximate charge of £1,600 per annum. This covers the maintenance of all the communal areas, the 24hour care line system, House Manager and the blocks building insurance. There is an age restriction of 60 years or over for a single occupant and for a couple, one should be 60 or over and the other 55 or over.

COUNCIL TAX BAND - C.
TRAIN STATION - APPROXIMATELY 1.8 MILES TO HAYMARKET TRAIN STATION.
AIRPORT - APPROXIMATELY 12.2 MILES TO EDINBURGH AIRPORT.
BUSES - WITHIN 100 METRES.

LOCATION

The property is located in the sought after residential area of Marchmont which lies to the south of the city centre. Regular buses operate to the West End, Princes Street and out to the surrounding areas with the city by-pass and main motorway networks also within easy reach. The local amenities are excellent with ScotMid and Sainsbury's Local stores, greengrocer and fish shop and a good choice of delicatessens, hairdressers and florists. A further range of supermarkets and specialist shops can be found nearby in Bruntsfield and Morningside including Waitrose, Sainsburys & Tesco supermarkets and Marks & Spencer Simply Food. There is a wide choice of recreational and leisure facilities in the surrounding area including theatres, cinemas, cafes, bistro bars, restaurants and the open space of Bruntsfield Links and the Meadows.

EXTRAS:

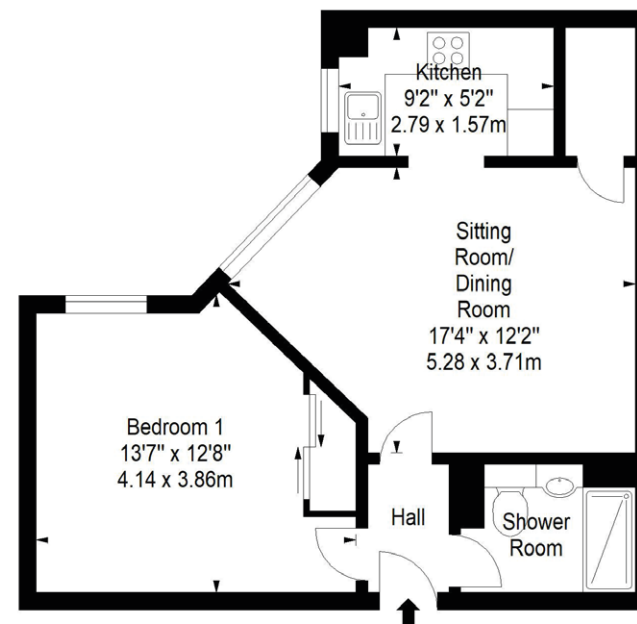
ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, DISHWASHER AND MICROWAVE.



**Homeross House,
Mount Grange,
Edinburgh,
Midlothian, EH9 2QX**



Approx. Gross Internal Area
484 Sq Ft - 44.96 Sq M
For identification only. Not to scale.
© SquareFoot 2022



First Floor



**ENERGY PERFORMANCE
CERTIFICATE RATING D**



76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747 F: 0131 447 9555

WEBSITE: RESIDENTIAL.GILLESPIEMACANDREW.CO.UK

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.