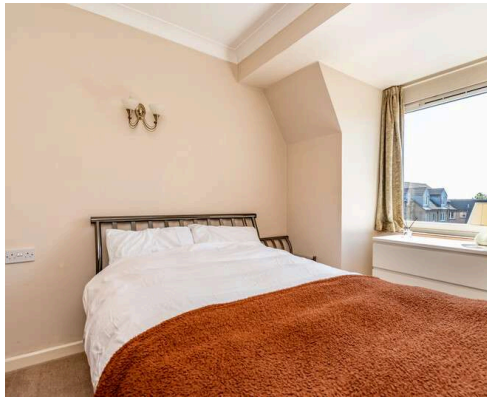


GRANGE
1/135 MOUNT GRANGE
EH9 2QZ



EPC RATING: C

OFFERS OVER £110,000



SUPER ONE BED RETIREMENT FLAT WITH AMAZING TREETOP VIEWS

This easy to maintain top floor apartment in this popular retirement development has wonderful views over the rooftops and would make a great retirement home being quietly located at the end of the corridor. There are excellent transport links into Morningside or the city centre and you can walk to Marchmont for local supermarkets, coffee shops & the newly renovated Warrender Swim Centre. Opportunities to participate in social events.

VIEWING

By Appointment Pls call 0131 4466850

PROPERTY DESCRIPTION

- Hall with large storage cupboard & new hot water heater
- Living/dining room to rear with electric log burner and space for dining table overlooking the stunning views over the rooftops to the hills
- Modern fitted kitchen with good range of units & appliances
- Double bedroom with fitted wardrobes and more great views
- Fully tiled four piece bathroom with walk in shower, sink, wc & bidet
- Electric heating and double glazed windows
- Off street parking and well maintained communal gardens around the development
- On site House Manager with 24 hour Careline pull cord system, communal lounge, guest room, laundry room, lifts and communal gardens – all managed by First Port at a cost of around £105 per month, including block buildings insurance

ARREA

Marchmont is a very popular area in the south of the city which offers a good range of local shops, coffee shops, bars & restaurants. Morningside & Bruntsfield are both a short bus ride away with an excellent range of supermarkets (including Waitrose and M&S Simply Food), independent retailers, coffee shops, bars & restaurants. There are superb amenities within a few minutes' walk, including a library, the very popular independent Dominion Cinema & Church Hill Theatre. Warrender Swim Centre is a few minutes' walk away with its newly renovated pool, gym and a wide range of classes. The flat is also well placed for lots of walks and open spaces including Bruntsfield Links, the Meadows, Blackford Hill & Pond, Hermitage of Braid, Braid Hills and Braiddburn Valley Park. There is easy access both into town, via the numerous bus services, and out of town to the city bypass

and the motorway network beyond.

EXTRAS

The blinds/curtains, light fittings, electric hob, electric oven, cooker hood and fridge freezer are included in the sale.

HOME REPORT VALUATION

£120,000

Living/dining room	14'2 x 9'9 (4.32 x 2.97m)
Kitchen	6'8 x 5'3 (2.03 x 1.60m)
Bedroom	10'7 x 9'4 (3.23 x 2.84m)

Contact:

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 F • 0131 446 6859 DX 503238 ED64

Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally. None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition. No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

