

COULTERS[®]

WELCOME TO:

HOMEROSS HOUSE

1/76 Homeross House, Strathearn Road, Marchmont, Edinburgh, EH9 2QY



HOMEROSS HOUSE AT A GLANCE:



Prime Marchmont location



McCarthy and Stone apartment



Residents' parking and lift access



Warrender Swim Centre nearby



Walking distance of The Meadows



Close to excellent amenities

EXTRAS:

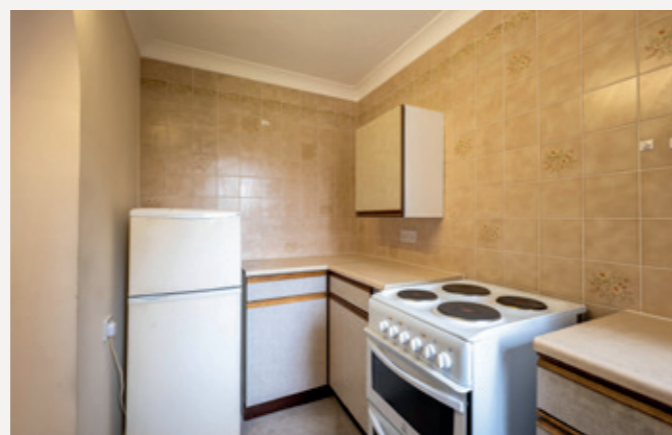
All fixtures and fittings, including; light fittings, carpets and fitted floor coverings.



A LITTLE BIT ABOUT THE PROPERTY:

Located on the second floor of a popular McCarthy and Stone retirement development in the heart of leafy Marchmont, this is a comfortable apartment with a pleasant outlook over the communal grounds. Newly carpeted throughout and with a tasteful decor it enjoys bright and well-proportioned accommodation that is considerably larger than other one bedroom apartments within the development. Boasting an array of thoughtful amenities from a 24-hour Careline System to a House Manager and residents' parking, it offers a secure and peaceful lifestyle with support if required. Wonderfully situated minutes from The Meadows, it presents a fantastic opportunity for a relaxed retirement.

- Bright living room with a soft colour palette including carpeting.
- Kitchen adjoining the living room and featuring wall and floor units, laminate worktops, and freestanding appliances including a fridge/freezer, electric oven, and hob.
- Spacious carpeted double bedroom with a built-in wardrobe.
- Fully tiled bathroom with WC, washbasin built into vanity, and a low-set bath featuring an over bath shower.
- Good storage throughout.
- Electric heating and double glazing.
- Residents' lounge, guest suites, laundry room.
- Secure entry and lift access.
- Landscaped grounds with resident and visitor parking.
- Managed by FirstPort for a fee of approximately £1,600 per annum. This covers the maintenance of communal areas, the 24-hour Careline System, House Manager, and buildings insurance.
- Prospective purchasers must be at least 60 years of age. For joint occupancy, one of the buyers can be 55 or older.



LOCATION, LOCATION, LOCATION:

Marchmont is a highly popular residential area south of Edinburgh's City Centre. Moments from The Meadows and Bruntsfield Links, the property enjoys access to tennis courts, peaceful walks, and a pitch and putt, wonderful for such a thriving city location. The newly refurbished Warrender Swim Centre with its heritage Victorian pool, gym, and sauna is a five-minute walk whilst The Royal Commonwealth Pool and gym is a short drive.

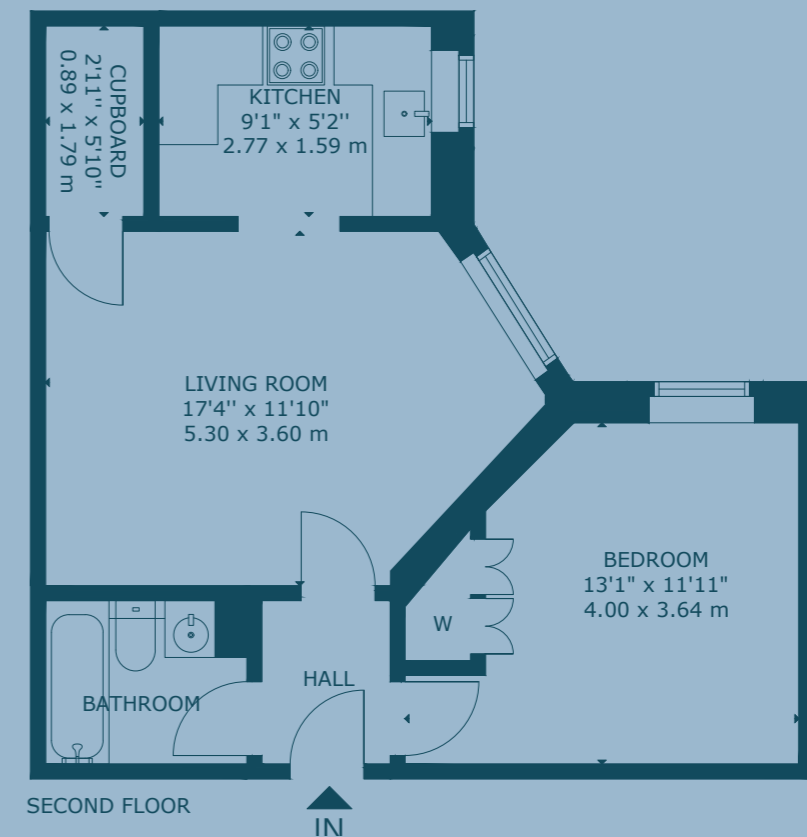
Experience fashionable restaurants in nearby Bruntsfield like Papilio, Kora, and Chop House; bars such as The Earl of Marchmont and The Argyle; and The Birchwood Café on Marchmont Road. For

everyday shopping, there is a conveniently located Margiotta, Scotmid, and Sainsbury's Local, along with a post office and pharmacy. Bustling Morningside offers further retail, dining, and leisure amenities including a Waitrose, Marks and Spencer Food Hall, and the independently owned Dominion Cinema and Church Hill Theatre. Larger shopping requirements are met by Cameron Toll Shopping Centre which houses an Aldi and Sainsbury's.

Regular bus services take you swiftly into the City Centre, and it is close to the City Bypass and motorway network.



FLOOR PLAN:



1/76 Homeross House, Strathearn Road, Marchmont, Edinburgh, EH9 2QY

Approx. Gross Internal Area

446 Sq Ft - 41 Sq M

For identification only. Not to scale.

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WE'D LOVE TO
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