

MARCHMONT

FLAT 20 2 CHALMERS CRESCENT,
HOMEROYAL HOUSE



EPC RATING: C

OFFERS OVER £105,000



BEAUTIFULLY BRIGHT ONE BED RETIREMENT FLAT WITH AMAZING OUTLOOK

This sunny, modern apartment has been updated throughout, with a contemporary kitchen & bathroom. Located on the second floor at the corner of the development, the lounge has a stunning dual aspect with tree top views. There is the added benefit of a lift, a south facing shared terrace, a well appointed communal lounge with library area, a communal laundry & guest suite together. Situated in the centre of Marchmont, a few minutes' walk from the Meadows, there is a wide range of local shops and excellent leisure facilities available at Warrender Swim Centre.

VIEWING

By appointment tel Jardine Phillips on 01314466850

PROPERTY DESCRIPTION

- Hall with handy storage cupboard
- Dual aspect living room with loads of space for a dining table
- Modern white high gloss kitchen with solid wood worktops and integrated appliances
- Large double bedroom with fitted wardrobes Updated shower room with large walk-in shower with glass screen, vanity sink unit, wc and heated towel rail
- New electric wall heaters & double glazed windows
- Communal areas including a south facing terrace, lounge with library, laundry with chute, guest suite and residents' parking. The development is managed by First Port and there is an on-site warden and a 24 hour careline, at a cost of approximately £200 per month. One resident must be aged 60 or over.

AREA

Marchmont is a very popular area in the south of the city which offers an excellent range of local stores, independent retailers, coffee shops, bars & restaurants. Further supermarkets and amenities are available in nearby Morningside and Bruntsfield a short drive or bus ride away, including a library, the very popular independent Dominion Cinema and Church Hill Theatre. Warrender Swim Centre is newly refurbished and provides great leisure facilities. The flat is also well placed for lots of walks and open spaces including the Meadows and Bruntsfield Links. There is easy access into town, via the local 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, integrated fridge freezer and double bed are included in the sale.

HOME REPORT VALUATION

£110,000

Living/dining room	14' x 11'7 (4.27 x 3.53m)
Kitchen	6'11 x 5'7 (2.11 x 1.70m)
Bedroom	10'8 x 8'9 (3.25 x 2.67m)

Contact:

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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.

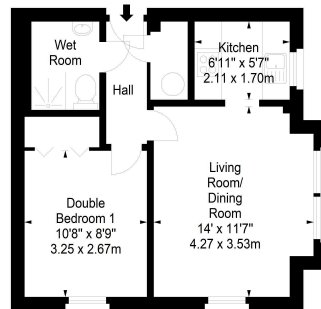
None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

Homeroyal House,
Chalmers Crescent, EH9 1TP



Approx. Gross Internal Area
407 Sq Ft - 37.81 Sq M
For identification only. Not to scale.
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Second Floor

