



A COLLECTION OF FOUR RETIREMENT FLATS

FLAT 38, 39 ,73, 102 HOMEROSS HOUSE
1 MOUNT GRANGE, MARCHMONT, EDINBURGH, EH9 2QX

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General Features

- An investment portfolio of four retirement flats
- Part of a McCarthy and Stone retirement development
- Prestigious location in The Grange conservation area
- On-site manager, guest suites, and residents' lounge
- 24-hour Careline alarm system and laundry room

Accommodation Features

- Four (one-bedroom) retirement flats
- Secure entry system and lift service
- Entrance hall with built-in storage
- Bright and airy living/dining room
- Well-appointed kitchen
- Double bedroom with built-in wardrobe
- Three-piece bathroom (or) shower room
- Electric heating and double glazing

Exterior Features

- Beautiful landscaped communal gardens
- Private carpark with residents' and visitors' parking



Located in The Grange Conservation area



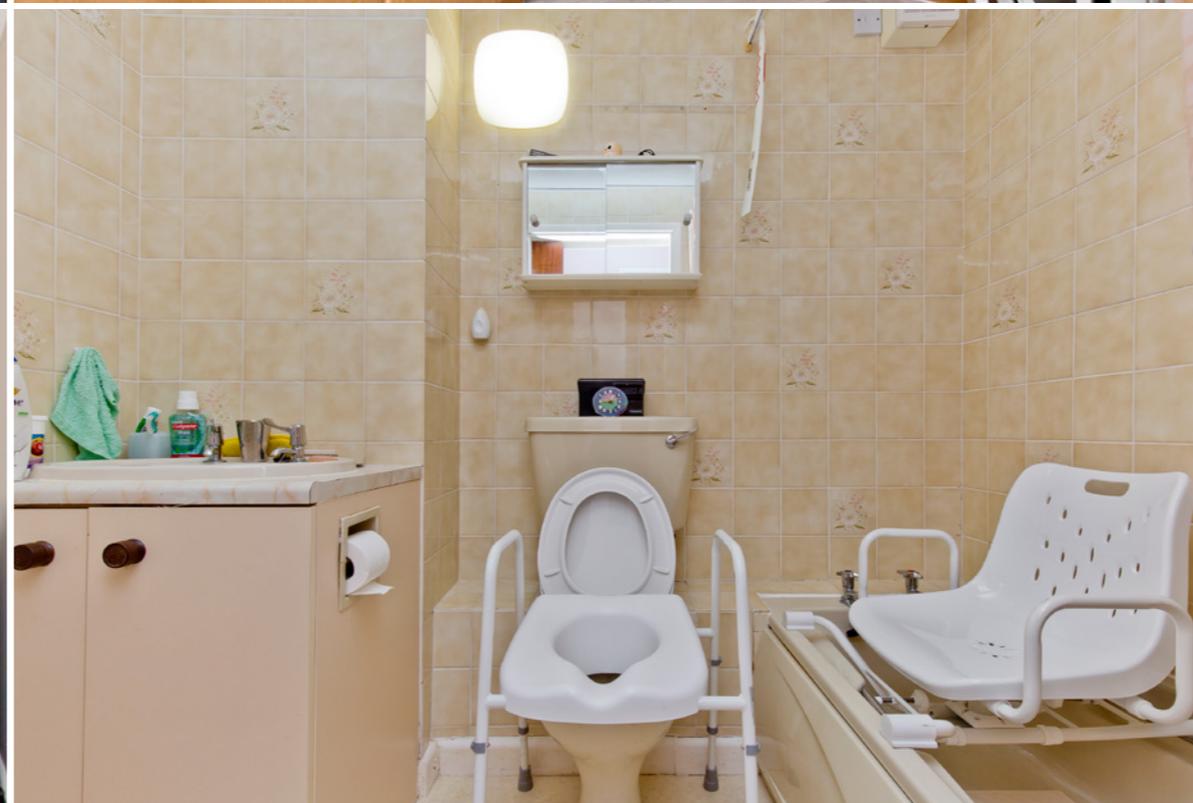
Fantastic

Portfolio investment opportunity

This is a lucrative and rarely available investment opportunity to purchase a portfolio of four (one-bedroom) retirement flats which form part of Homeross House, a sought-after McCarthy and Stone retirement complex in The Grange. The popular development provides independent living for 60s and over, whilst offering additional safety and security and peace of mind with an on-site manager and a 24-hour Careline alarm system. As you would expect from a development of this calibre, Homeross House also benefits from a large communal lounge, creating a friendly community spirit amongst like-minded residents. In addition, it has a laundry room and overnight guest facilities for visitors, as well as a private carpark and beautiful landscaped gardens that have been designed for relaxing in the sun.



“...The popular development provides independent living for 60s and over, whilst offering additional safety and security and peace of mind...”



Impressive *Portfolio of four flats*

The four retirement flats are all well-presented one-bedroom residences that offer an excellent rental yield for a significant return. Two flats are on the first floor, with one dwelling on the second floor, and the final property on the third floor of Homeros House. Conveniently, they are accessed via a secure entry system and reached by a handy lift service. Each flat features an entrance hall with deep built-in storage, a bright and airy living and dining room, a well-appointed kitchen, a large double bedroom with a built-in wardrobe, and an accessible bath or shower room with a three-piece suite. They all benefit from light neutral décor, and have electric heating and double-glazed windows throughout.

Residents have access to the development's excellent services and amenities, including the manicured communal gardens, which are framed by mature planting to provide scenic areas (complete with seating options) for relaxing and socialising in the sun. In addition, the private carpark has ample spaces for residents and visitors alike.



Invest in an area of **Outstanding beauty**

All within easy reach, Homeross House has a central location amongst Edinburgh's best-loved green spaces. To the north, The Meadows provides a vast and vibrant park for relaxing days out. To the east, there is the iconic Arthur's Seat, offering eye-catching views over the city. And to the south, the Hermitage of Braid and Blackford Hill Nature Reserve has a scenic landscape with hillside trails, bubbling rivers, and incredible panoramic views of the capital. There is also a well-established arts and culture scene in and around the area, with nearby live music venues and theatres (including Summerhall and Church Hill Theatre), an independent cinema, and a selection of galleries, all adding to the development's highly desirable location.

“...Homeross House has a central location amongst Edinburgh's best-loved green spaces...”

Exclusive location

with thriving amenities

Situated in The Grange conservation area, one of the most prestigious parts of the capital, Homeross House has an idyllic setting on a leafy green street, positioned alongside majestic B-listed Victorian buildings. Perfect for retirement living, the area enjoys a relaxed small-town ambience on the borders of Morningside and Marchmont whilst still being within easy reach of the city centre. It has a neighbouring bus stop with regular transport links across the capital both day and night, and it boasts a wealth of thriving amenities. With a wide range of shops, high-end supermarkets, restaurants, cafés, and bars, particularly at nearby Morningside Road and Newington Road, Homeross House is perfectly positioned to ensure all the daily needs of residents are catered to.



HOMEROSS HOUSE

Local Amenities

LEISURE

- 01 Prestonfield Golf Club
- 02 Commonwealth Pool
- 03 Fountain Park
- 04 Cameron Toll Shopping Centre
- 05 St James Quarter
- 06 Braid Hills Golf Course

ESSENTIALS

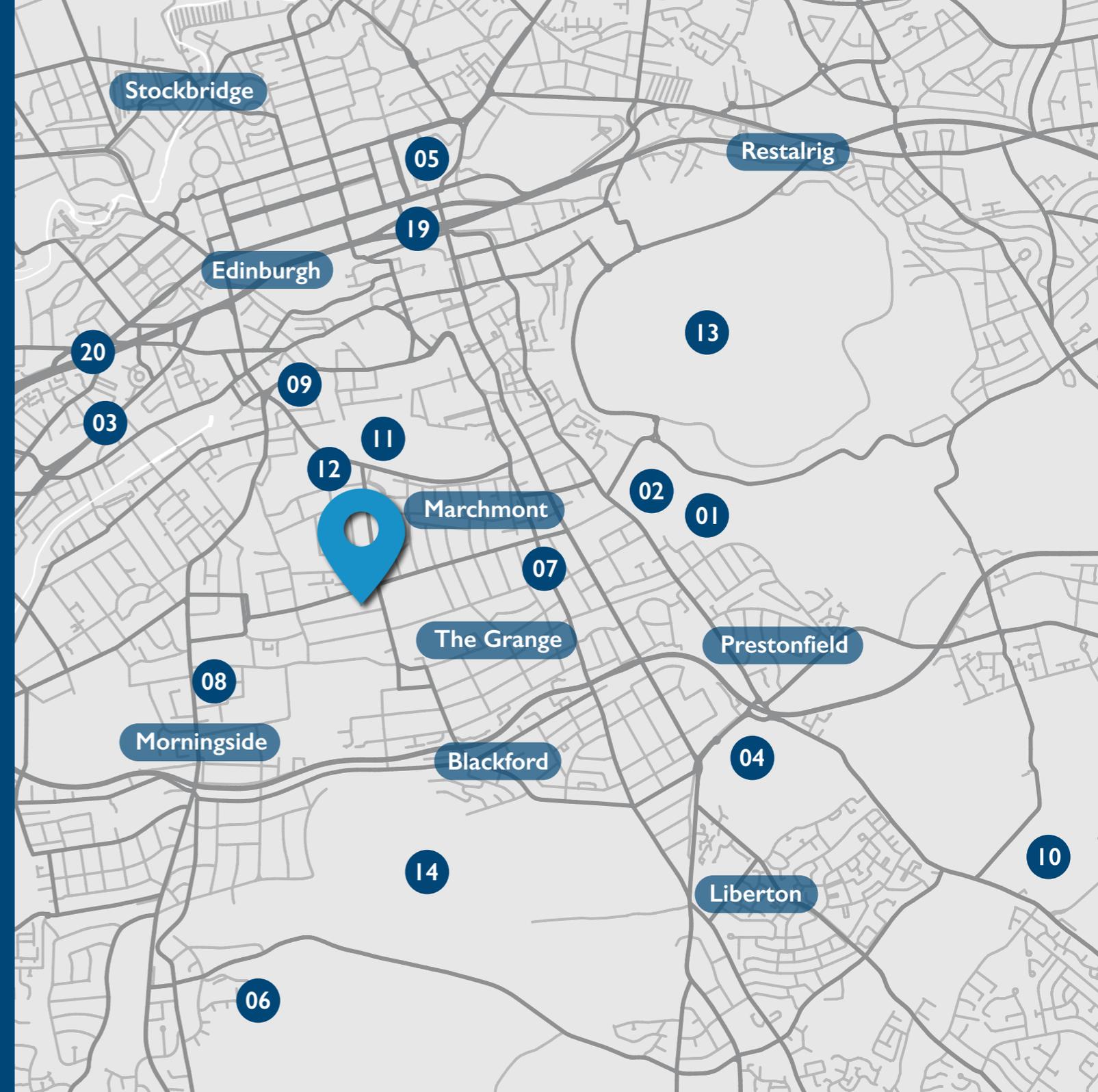
- 07 Tesco Express
- 08 Waitrose
- 09 Chalmers Centre
- 10 Royal Infirmiry

PARKS AND OPEN SPACE

- 11 The Meadows
- 12 Bruntsfield Links
- 13 Holyrood Park
- 14 Hermitage of Braid and Blanckford Hill

PUBLIC TRANSPORT

- 19 Waverley Station
- 20 Haymarket Station





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Property name

Homeross House

Location

Edinburgh, EH9 2QX

Flat 38 - 

Flat 39 - 

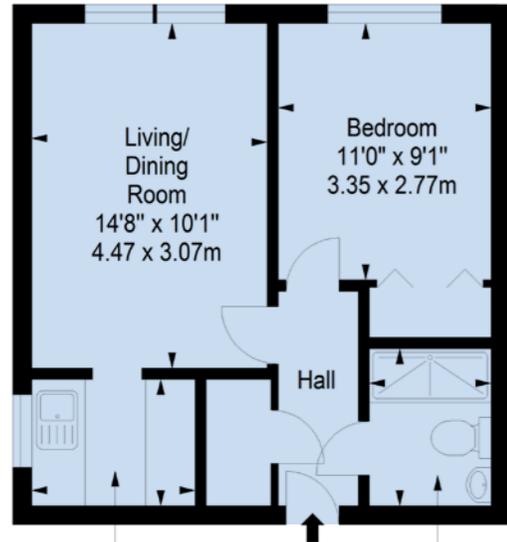
Flat 73 - 

Flat 102 - 

The floorplan is for illustrative purposes. All sizes are approximate.

First Floor

Approx. 38.1 sq. metres (410.1 sq. feet)



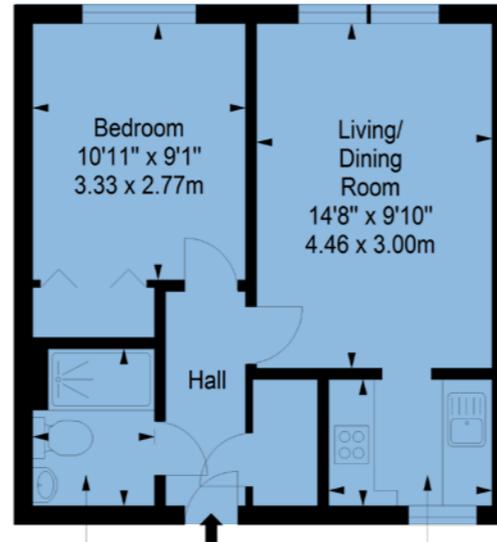
Kitchen
7'0" x 5'5"
2.13 x 1.65m

Shower Room
6'8" x 5'4"
2.04 x 1.62m

Total area: approx. 38.1 sq. metres (410.1 sq. feet)

First Floor

Approx. 38.1 sq. metres (410.1 sq. feet)



Shower Room
6'10" x 5'4"
2.08 x 1.63m

Kitchen
7'0" x 5'5"
2.13 x 1.65m

Total area: approx. 38.1 sq. metres (410.1 sq. feet)

Second Floor

Approx. 46.3 sq. metres (498.4 sq. feet)



Kitchen
7'9" x 7'7"
2.37 x 2.30m

Living/
Dining
Room
18'0" x 9'7"
5.48 x 2.92m

Bedroom
16'5" x 8'5"
5.00 x 2.56m

Bathroom
7'9" x 5'4"
2.35 x 1.63m

Total area: approx. 46.3 sq. metres (498.4 sq. feet)

Third Floor

Approx. 47.2 sq. metres (508.1 sq. feet)



Kitchen
7'8" x 7'8"
2.34 x 2.33m

Living/
Dining
Room
18'1" x 10'3"
5.52 x 3.12m

Bedroom
16'8" x 8'5"
5.08 x 2.56m

Bathroom
7'7" x 5'4"
2.30 x 1.63m

Total area: approx. 47.2 sq. metres (508.1 sq. feet)



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