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Offers Over
£110,000

1/3 Mount Grange, Homeross House

Marchmont | Edinburgh | EH9 2QX

An excellent opportunity has arisen to purchase this spacious main door ground floor flat forming part of an attractive retirement complex, situated within the heart of Marchmont, close to excellent local amenities and transport links. The property would now benefit from some upgrading but has excellent potential to create a fine home in an ideal location.

-  1 bedroom
-  1 public room
-  1 shower room
-  Communal grounds
-  Residents parking
-  EPC rating - C
-  Council tax band - C



Description

In brief the accommodation comprises; welcoming hallway, generously proportioned and bright lounge/ dining with door providing direct access to the lovely, well maintained communal garden grounds, kitchen located off and a useful storage cupboard, light and airy double bedroom with built-in wardrobes and shower room. Further benefits include electric heating (boiler installed 2022).



Extras

The property will be sold as seen.

Gardens & Parking

The property is surrounded by well maintained communal garden grounds and residents parking is available.

Additional information

There is a Resident Manager, welcoming residents lounge, laundry room, guest suites and careline system. There is an age restriction of 60 or over for a single occupant and for a couple, one should be 60 or over and the other 55 or over. The development is factored by First Port Scotland. A monthly charge of approx. £178.54 is payable to cover maintenance and services of the development (further details available from selling agents).

Viewing

By appointment through Neilsons (0131 625 2222).



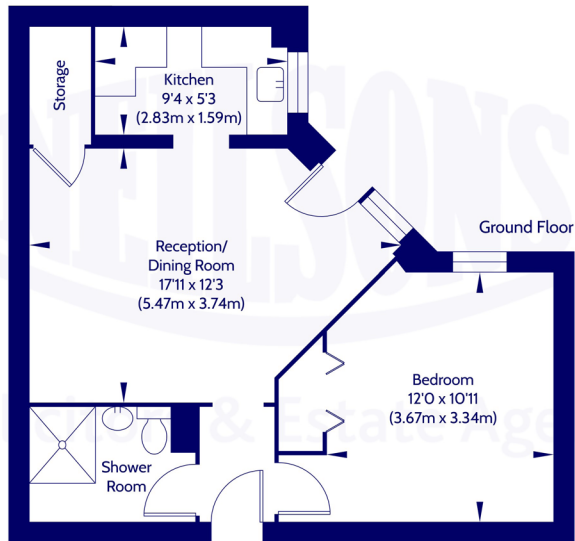


Location

Marchmont is located to the south of the city centre and is within easy reach of the neighbouring areas of Morningside, Bruntsfield and Newington. The convenience of location and high level of local amenity have made it one of the city's most sought after locations. Marchmont has an excellent selection of specialty shops including fishmonger, grocers, hairdresser, florist and superstores. There are cafes, bars and restaurants in Marchmont and the neighbouring areas, all within comfortable walking distance. It is also close to the open spaces and sports facilities available on The Meadows and Bruntsfield Links. There are several golf courses on the south side of the city and there are cinemas at Morningside, Tollcross and Lothian Road with Theatres at Morningside and Tollcross. Regular bus services are available from Marchmont and there is easy access to the city bypass from Fairmilehead, which leads to the main motorway networks.



Approx. Gross Internal Floor Area 43.88 Sq M / 472 Sq Ft.



Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable.
All measurements are approximate and include areas under coombed ceilings in finished rooms.
Not to scale. For identification only. © 2024 Neilsons Solicitors & Estate Agents
Plans by planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

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Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

