



**Flat 32, Homeross House, 1 Mount  
Grange, Marchmont, EH9 2QX**



**CHARTERED FIRM**



**ELP**   
Arbuthnott  
McClanachan  
solicitors & estate agents



## BRIGHT AND SPACIOUS

ONE-BEDROOM, FIRST FLOOR, RETIREMENT FLAT



This bright and spacious, one bedroom, first floor, retirement flat is situated in the sought after Marchmont district in Edinburgh, close to local shops, amenities and bus routes. The accommodation, which has been freshly decorated with new carpets throughout, consists of an entrance hallway, a bright and spacious dining lounge, with twin windows and a pleasant outlook. The kitchen has a range of fitted units and appliances. There is also a spacious double bedroom, with a fitted wardrobe, and a shower room, with a walk-in shower and a vanity unit. There is residents parking and the building is entered via a secure entry system, which leads into the communal hallway and a large residents' lounge, which also hosts social events. There is a shared laundry room on the ground floor, a refuse and recycling chute on each floor, a post box and a mobile library. A guest room is available for a small fee. There are lovely south facing communal grounds, with large and well maintained landscaped gardens, seating areas and attractive planted borders. The development also benefits from an on-site manager and a 24-hour Careline monitoring service. There are pull-cords located throughout the property in case of emergency. Please note that 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.

Communal entrance, with entry phone

Hall

Dining lounge

Kitchen

Spacious double bedroom

Shower room

Double glazing and electric storage heating

Shared laundry room, residents lounge, guest suite

Lift

Residents parking

On-site manager and Careline service

Factored by First Port factors - approx. £1074 every 6 months





## MARCHMONT

The property is located in the desirable residential area of Marchmont which lies to the south of the city centre. There are excellent local amenities which include a fantastic range of delicatessens, cafes and restaurants with several small shops with in the immediate vicinity. A further range of supermarkets and specialist shops can be found nearby in Bruntsfield and Morningside which include Waitrose and Tesco supermarkets with Marks & Spencer also close at hand. There are attractive open recreational spaces at Bruntsfield Links and the Meadows, additional bus services operate regularly to the West End, Princes Street and the surrounding areas. 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.



### Extras

All fitted floor coverings, curtains, light fittings, oven, hob, fridge freezer are included in the sale (no warranties given).

### Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk)

### Council Tax Band

C

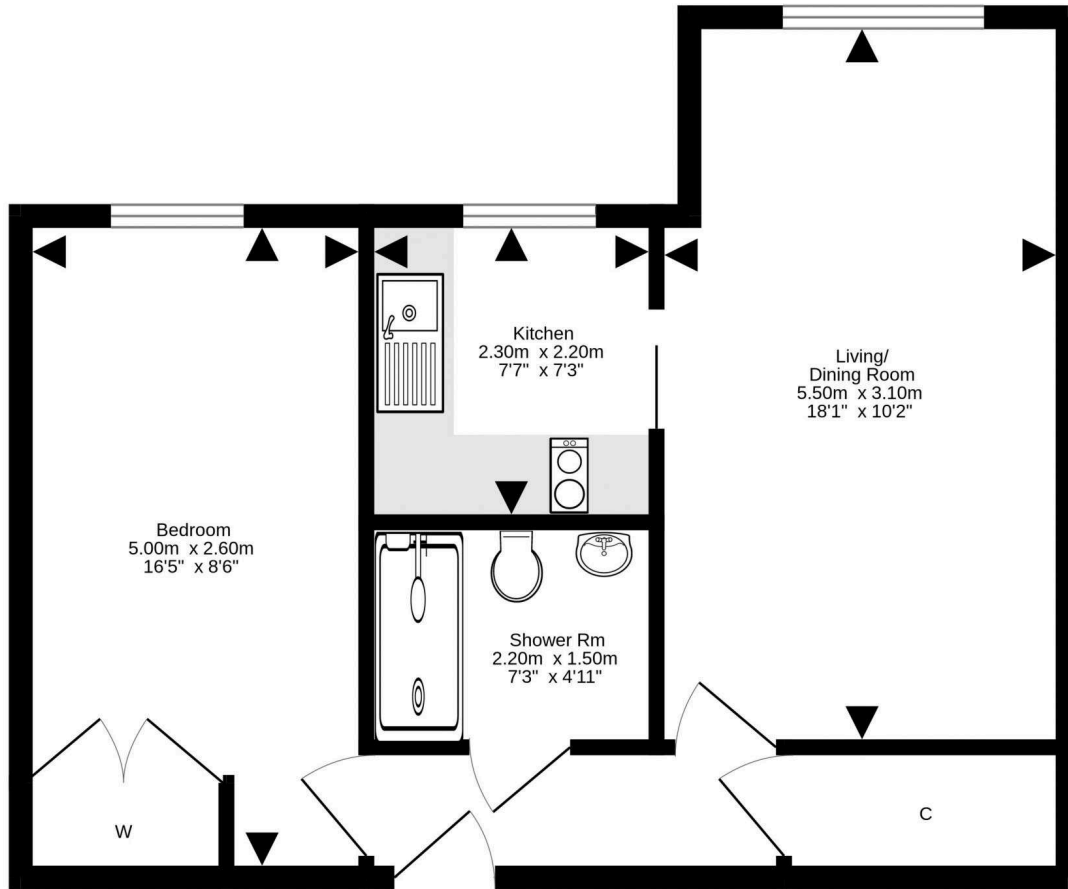
### Home Report Valuation

£160,000

### EPC Rating

C





TOTAL FLOOR AREA : 43.8 sq.m. (471 sq.ft.) approx.  
For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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