



108 Homeross House

1 Mount Grange, Strathearn Road, Marchmont, Edinburgh, EH9 2QY

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secure entry.
- Stairs & lift to upper levels.
- Reception Hall. Attractive living room overlooking the rear communal gardens.
- Excellent walk-in storage cupboard housing the fridge/freezer.
- Modern fitted kitchen with appliances.
- Generously proportionated double bedroom with fitted wardrobes.
- Contemporary fitted shower room.
- Electric heating.
- Double glazing.
- 24-hour careline system.
- Communal lounge
- House manager.
- Guest suite.
- Laundry room.
- Communal gardens.
- Residents parking.



GENERAL DESCRIPTION

A well-presented third floor flat, part of a sought after retirement development in the prestigious Marchmont district of the city perfectly positioned for access to a wide range of local amenities and a short journey to the south of Edinburgh City Centre. This is a vibrant development and perfect for somebody downsizing and looking for an active lifestyle.

FACTORING NOTE

The development is factored by First Port Scotland at an approximate charge of £2,000 per annum. This covers the maintenance of all the communal areas, the 24 hour Careline system, House Manager and the blocks buildings insurance. 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. Any prospective purchasers must be capable of independent living and will require to be interviewed and approved by the Factor as suitable occupants.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, DISHWASHER AND FRIDGE/FREEZER WITHIN THE LIVING ROOM CUPBOARD. SOME FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE THROUGH NEGOTIATION.

LOCATION

A vibrant and sought-after suburb, Marchmont offers a variety of lovely period properties, leafy areas and outstanding retailers. Situated opposite the Meadows and Bruntsfield Links, this area is within easy walking distance of Edinburgh's historic Old Town, the New Town, Waverley Station, and the city's best universities. A wide variety of cafes, restaurants, coffee houses, bistros, independent shops, galleries, boutiques, a luxury cinema, theatres, and various supermarkets can all be found on your doorstep and in neighbouring Morningside and Bruntsfield. Indoor fitness and leisure facilities can be found nearby at the Royal Commonwealth Pool, including swimming pools, a high-spec gym, fitness classes and soft play, whilst the newly refurbished Warrender Swim Centre with swimming pool, sauna and gym is within strolling distance, as is a range of GP Practices and local Pharmacies. If outdoor exercise is more appealing to you, the area offers tranquil parks and large green spaces for outdoor activities and picnics. The area is very well served by frequent public transport services, superb cycle paths and picturesque, leafy walkways.

COUNCIL TAX BAND:

C.

TRAIN STATION:

APPROXIMATELY 1.8 MILES TO EDINBURGH WAVERLEY TRAIN STATION.

AIRPORT:

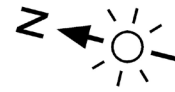
APPROXIMATELY 8.4 MILES TO EDINBURGH AIRPORT.

BUSES:

WITHIN 100 METRES.



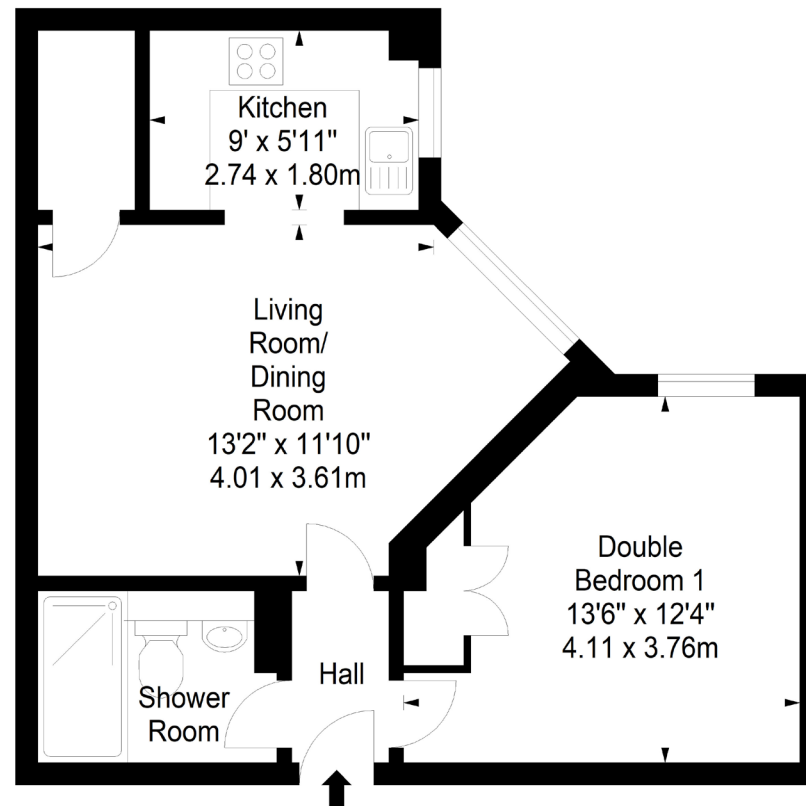
Mount Grange,
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Strathearn Road,
Edinburgh,
EH9 2QY



ENERGY PERFORMANCE
CERTIFICATE RATING C



Approx. Gross Internal Area
487 Sq Ft - 45.24 Sq M
For identification only. Not to scale.
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Third Floor

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.