



68 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.
- Good sized living room overlooking communal garden at rear.
- Space for table & chairs.
- Good sized walk-in storage cupboard.
- Open access to kitchen with appliances.
- Generously proportioned double bedroom with fitted wardrobes.
- Views to Arthur Seat & Marchmont St. Giles Church.
- Contemporary fitted bathroom.
- Electric heating.
- Double glazing.
- Well maintained communal grounds.
- Limited resident’s parking.
- House manager.
- Communal lounge.
- Guest suite.
- Laundry room.
- 24-hour careline system.



GENERAL DESCRIPTION

A well-presented second floor flat, part of a sought-after retirement development in the prestigious Marchmont district of the city, within walking distance of excellent range of local amenities and a short journey to the south of the city centre. This is a vibrant retirement development in a great location and is ideal for somebody downsizing looking to stay in the area.

FACTORING NOTE:

The development is factored by First Port Scotland at an approximate charge of £1,100 every 6 months. 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 independsent living and will require to be interviewed and approved by the Factor as suitable occupants.

COUNCIL TAX BAND
TRAIN STATION
AIRPORT
BUSES

C.
APPROXIMATELY 1.6 MILE TO HAYMARKET TRAIN STATION.
APPROXIMATELY 8.4 MILES TO EDINBURGH AIRPORT.
WITHIN 100 METRES.

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.

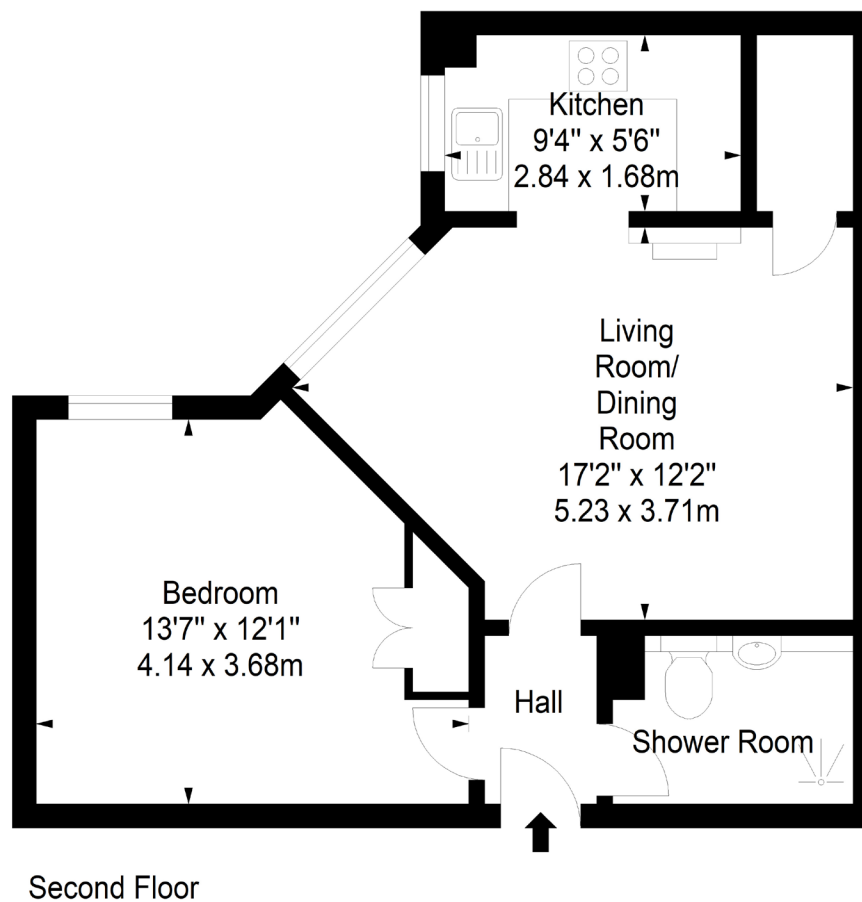
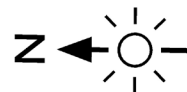
EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS AND POLES, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FREE-STANDING FRIDGE AND SMALL FREEZER. THERE WILL BE NO GUARANTEES FOR ANY OF THE WHITE GOODS. SOME FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE THROUGH NEGOTIATION



**Mount Grange,
Edinburgh,
Midlothian, EH9 2QY**



Approx. Gross Internal Area
476 Sq Ft - 44.22 Sq M
For identification only. Not to scale.
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**ENERGY PERFORMANCE
CERTIFICATE RATING C**

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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.