



Marchmont, Edinburgh

HOMEROSS HOUSE, 1/47 MOUNT GRANGE, EDINBURGH EH9 2QX

Delightful first floor modern flat which forms part of a well-maintained retirement complex with an abundance of communal facilities, access to guest accommodation and on-site management services.



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DESCRIPTION

This property gives the owner the comfort, independence and privacy of their own home with the knowledge that assistance is on hand and that all facilities are fully managed. The accommodation comprises:

- Sunny First Floor Flat (with lift) in Retirement Development
- Entrance Hall
- Bright Sitting/Dining Room overlooking Communal Garden
- Modern Semi-Open-Plan Kitchen
- Good-Sized Bedroom with Fitted Wardrobes
- Bathroom with Shower over Bath and White Suite
- Communal Gardens with Lawns, Seating, Mature Shrubs and Trees
- Use of Residents Lounge, Kitchen, Laundry and Guest Accommodation
- Assist Alarm System with On-Site House Manager
- Off-Street Residents Parking
- Double Glazing
- Electric Storage Heating

MANAGEMENT FEE

Management Fee. The monthly cost of this flat's share of the management fees which covers, cleaning, upkeep and maintenance of all communal areas and facilities, the Resident Manager, the call system and buildings insurance is approximately £170.00 per month.

LOCATION

Homeross House is a peaceful residential development with courtyard parking, tucked just off Strathearn Road in the heart of Marchmont a vibrant and sought-after suburb. A wide variety of restaurants, quaint coffee houses, bistros, independent shops, galleries, a luxury cinema (Dominion), theatres, and various supermarkets can all be found on the doorstep and in neighbouring Morningside and Bruntsfield. Marchmont also offers a variety of nearby green spaces, with the leafy expanse of The Meadows and Bruntsfield Links both ideal for leisurely strolls. This area is also within walking distance of Edinburgh's historic Old Town, the New Town and Waverley Station. Leisure facilities can be found close by 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. Regular bus services operate to and from Edinburgh's city centre and to the surrounding areas. The area is very well served by frequent public transport services, superb cycle paths and picturesque, leafy walkways. For motorists, the nearby A702 offers convenient access out of town and to the City Bypass.

EXTRAS

Light fittings, floor coverings, oven and hob, fridge freezer and dish washer are included in the sale.

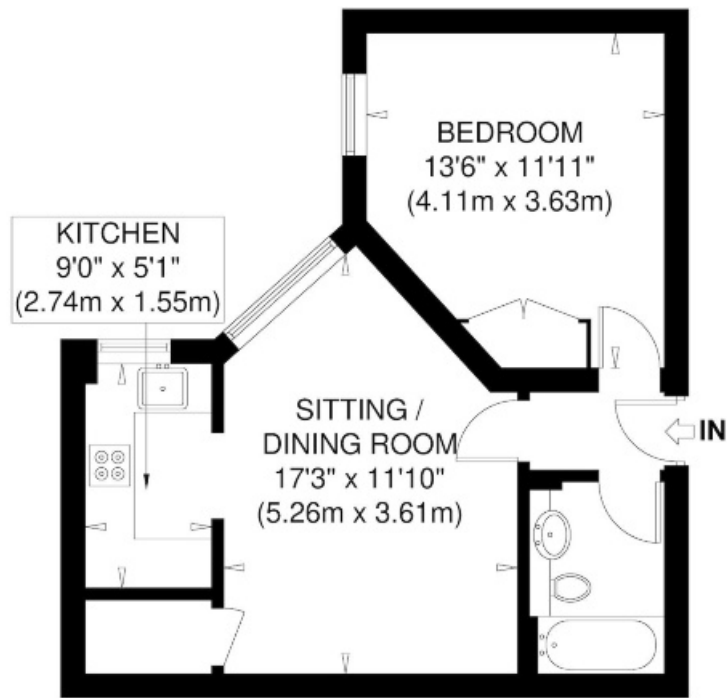
COUNCIL TAX BAND

Band C

VIEWING

By Appointment with Agents. Tel: 0131 467 7550





FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 43.1 SQ M / 463 SQ FT

HOMEROSS HOUSE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 43.1 SQ M / 463 SQ FT
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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