



42 Homeross House, 1 Mount Grange,  
Strathearn Road, Marchmont, Edinburgh, EH9 2QX

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- Shared secure entry.
- Stairs & lifts to upper levels.
- Reception hall with excellent walk-in storage cupboard.
- Attractive living room/dining room overlooking communal gardens to rear.
- Open access to kitchen with appliances.
- Good-sized double bedroom with built-in mirrored wardrobes.
- Modern fitted shower room.
- Electric heating.
- Double glazing.
- Residents Parking.
- Well-maintained communal gardens.
- House manager.
- Communal lounge.
- 24-hour pull-cord system.
- Laundry room.
- Guest suite.



## GENERAL DESCRIPTION

A first-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 within walking distance and a short journey to the south Edinburgh City Centre. The property would make an ideal purchase for somebody downsizing looking to stay in a vibrant retirement development.

### FACTORING NOTE:

The development is factored by First Port Scotland at an approximate charge of £2,500 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.

### COUNCIL TAX BAND

**C.**

### TRAIN STATION

**APPROXIMATELY 1.6 MILES TO HAYMARKET TRAIN STATION.**

### AIRPORT

**APPROXIMATELY 8.4 MILES TO EDINBURGH AIRPORT.**

### BUSES

**WITHIN 100 METRES.**

## LOCATION

A vibrant and sought-after suburb, Marchmont offers a variety of lovely period properties, leafy areas and outstanding retailers. Situated close to the Meadows and Bruntsfield Links, this area is within easy walking distance of Edinburgh's historic Old Town, the New Town, and Princes Street the main thoroughfare in the City Centre. There are a wide variety of cafes, restaurants, coffee houses, bistros, independent shops, galleries, boutiques, a luxury cinema, theatres, and various supermarkets that 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, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE FREESTANDING COOKER, COOKER HOOD, FRIDGE/FREEZER AND MICROWAVE. SOME FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE THROUGH NEGOTIATION. THERE WILL BE NO GUARANTEES GIVEN FOR THE WHITE GOODS.**

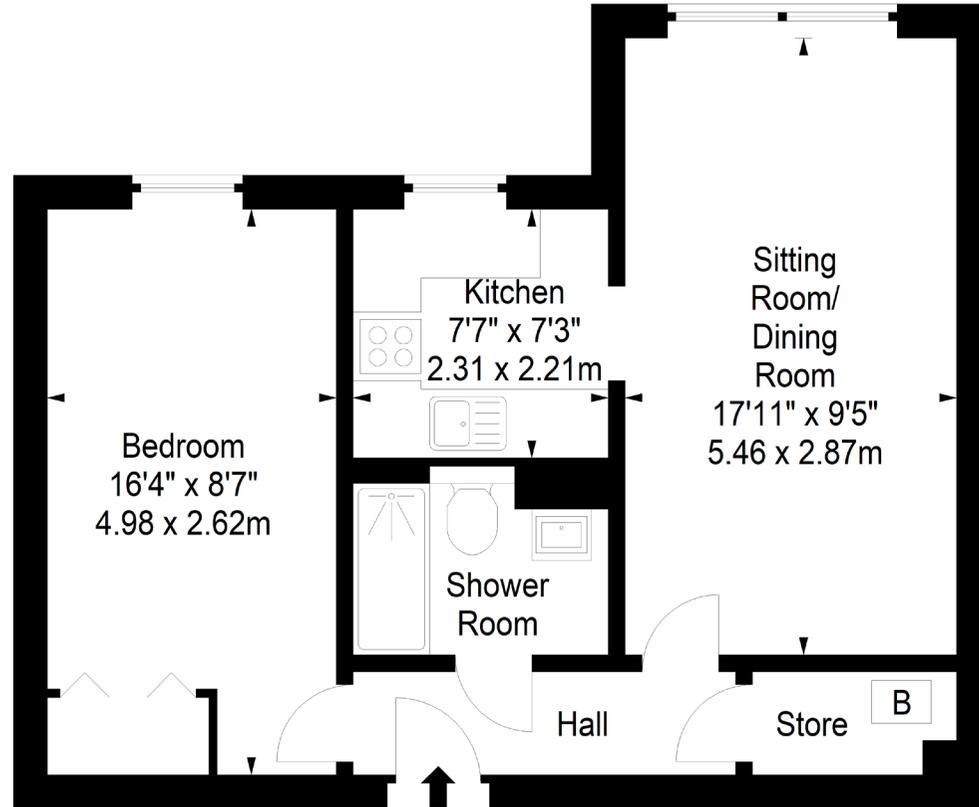
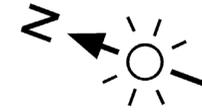


ENERGY PERFORMANCE  
CERTIFICATE RATING C

# Mount Grange, Edinburgh, Midlothian, EH9 2QX



Approx. Gross Internal Area  
497 Sq Ft - 46.17 Sq M  
For identification only. Not to scale.  
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First Floor

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

WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://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.