

Flat 41 Homeroyal House

2 CHALMERS CRESCENT, MARCHMONT, EDINBURGH, EH9 1TP



Well-presented one-bedroom retirement flat in a highly sought-after Marchmont development



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McEwan Fraser Legal is delighted to present this well-presented, one-bedroom, third-floor, retirement flat, set within a purpose-built development. Located in Edinburgh's highly sought-after Marchmont area, just south of the city centre. The development has electric heating, double glazing, good storage provision, secured entry, a concierge service, a 24-hour care line, a residential lounge, a lift service, private residential parking and regular social events.

THE LIVING ROOM



The property comprises a welcoming entrance hall finished with light, neutral decor and modern, wood-effect flooring. On the right, a reception room enjoys plenty of natural light from a wide, front-facing window and offers a versatile floor plan for both lounge and dining furniture, if desired.

THE KITCHEN



Conveniently accessed from the living room, a kitchen is fitted with white units and marble-effect worktops, whilst appliances include a freestanding cooker and a fridge.





A good-sized double bedroom provides ample space for freestanding bedroom furniture and benefits from built-in wardrobe storage. Completing the accommodation is a shower room comprising an accessible shower area, a two-piece suite, vanity storage and both tiled and panel splash walls.

THE SHOWER ROOM



THE BEDROOM



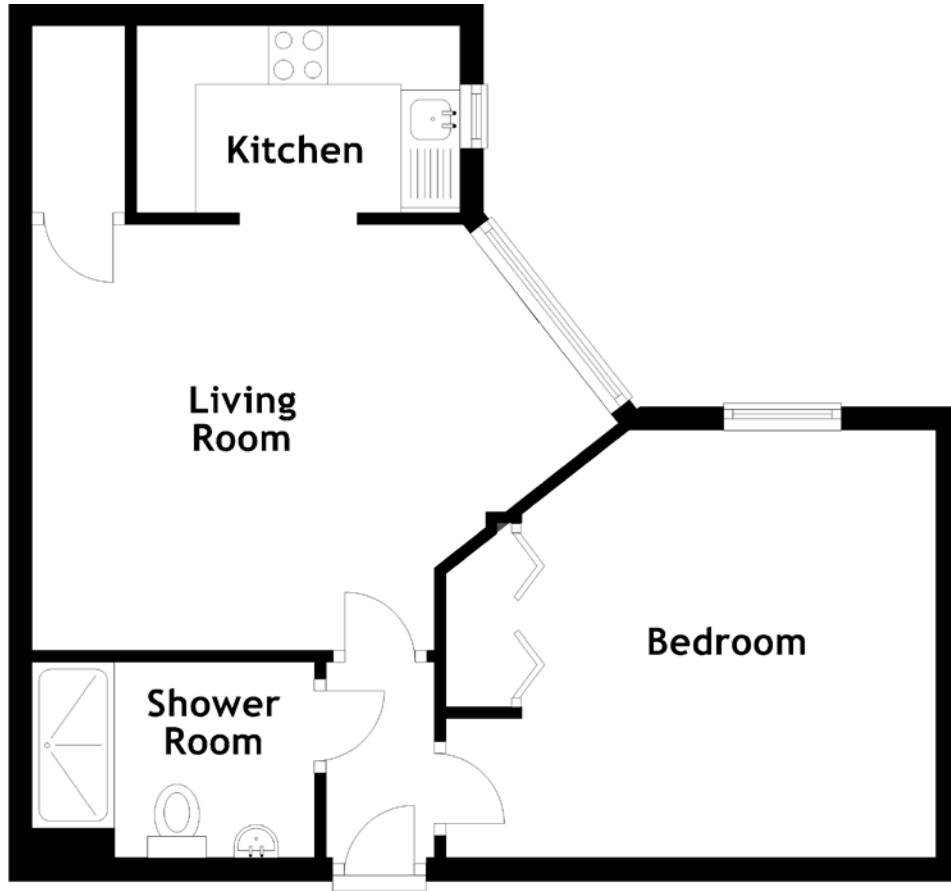
RESIDENTIAL AREAS



EXTERNALS & VIEW



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

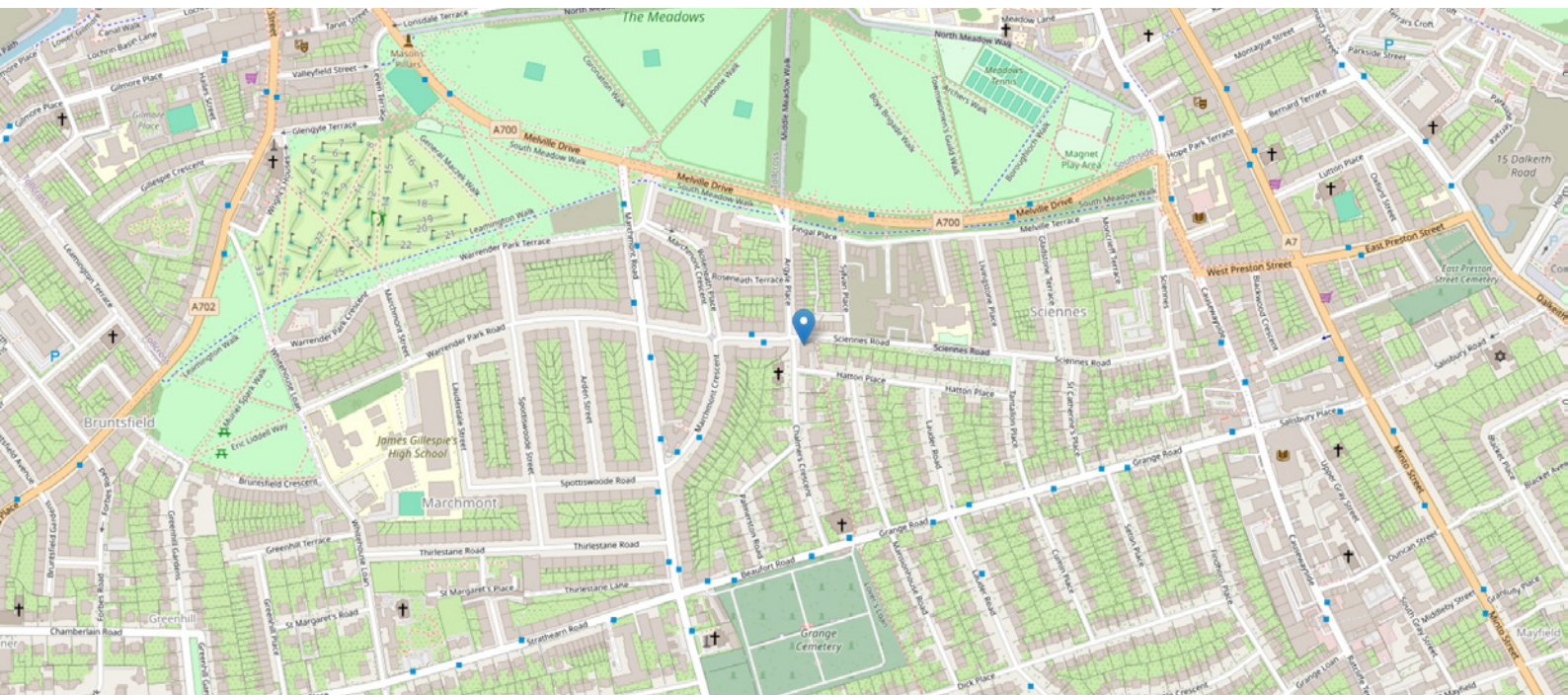
Living Room
Kitchen

5.01m (16'5") x 3.62m (11'11")
2.75m (9') x 1.59m (5'3")

Shower Room
Bedroom

2.40m (7'10") x 1.66m (5'5")
4.17m (13'8") x 3.63m (11'11")

Gross internal floor area (m²): 41m²
EPC Rating: C



THE LOCATION

Marchmont is an extremely popular location which is situated approximately a mile south of Edinburgh's city centre. It offers a wide variety of local amenities - convenience and speciality shops and services including hairdressers, doctors, dentists, and chemists. Also pubs, trendy cafes, fast food outlets, independent wine merchants and popular restaurants whose reputation extends beyond the area. The local fishmonger is a legend in the city!





Because of these facilities and location, Marchmont is a very sought-after area for young professionals, students and families - there are excellent state primary and secondary schools in the area, as well as private schools. The property is a short walk from the Meadows and Bruntsfield Links where you will find children's playgrounds, tennis courts, a short hole golf course and cricket pitches. Excellent walks can be found on the nearby Blackford Hill, the Hermitage of Braid and Holyrood Park. The Warrender Swim Centre is a short walk away and the Meadows are perfect for jogging and other leisure activities.

There are three regular bus services running through Marchmont going to the City, Morningside shopping area and the Royal Infirmary. The city bypass is nearby, and this connects to the motorway network for easy exit from the city in all directions.



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THE SUNDAY TIMES
THE TIMES



Text and description
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