

Flat 64 Homeross House

1 MOUNT GRANGE, MARCHMONT, EDINBURGH, EH9 2QY



Charming retirement flat in the heart of Marchmont that is offered to the market in 'move-in' condition



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Part exchange available! McEwan Fraser is delighted to present this bright and spacious one-bedroom retirement apartment to the market. The area enjoys an excellent range of local amenities and there are good transport links into the city centre. The property is offered to the market in move-in condition.

THE LIVING ROOM & KITCHEN



Accommodation is focused on the spacious living room which can readily accommodate a large suite, a small dining table, and supporting furniture. The kitchen is accessed from the living room and has a modern fitted kitchen set against a tiled splashback. An electric hob, an oven, a dishwasher, and a fridge freezer are all integrated.



The property also benefits from a generous double bedroom with a built-in wardrobe and plenty of floor space for a full suite of bedroom furniture. The accommodation is completed by a tiled shower room.

For extra warmth and comfort, the property enjoys double glazing and modern electric heating.

THE BEDROOM



THE SHOWER ROOM

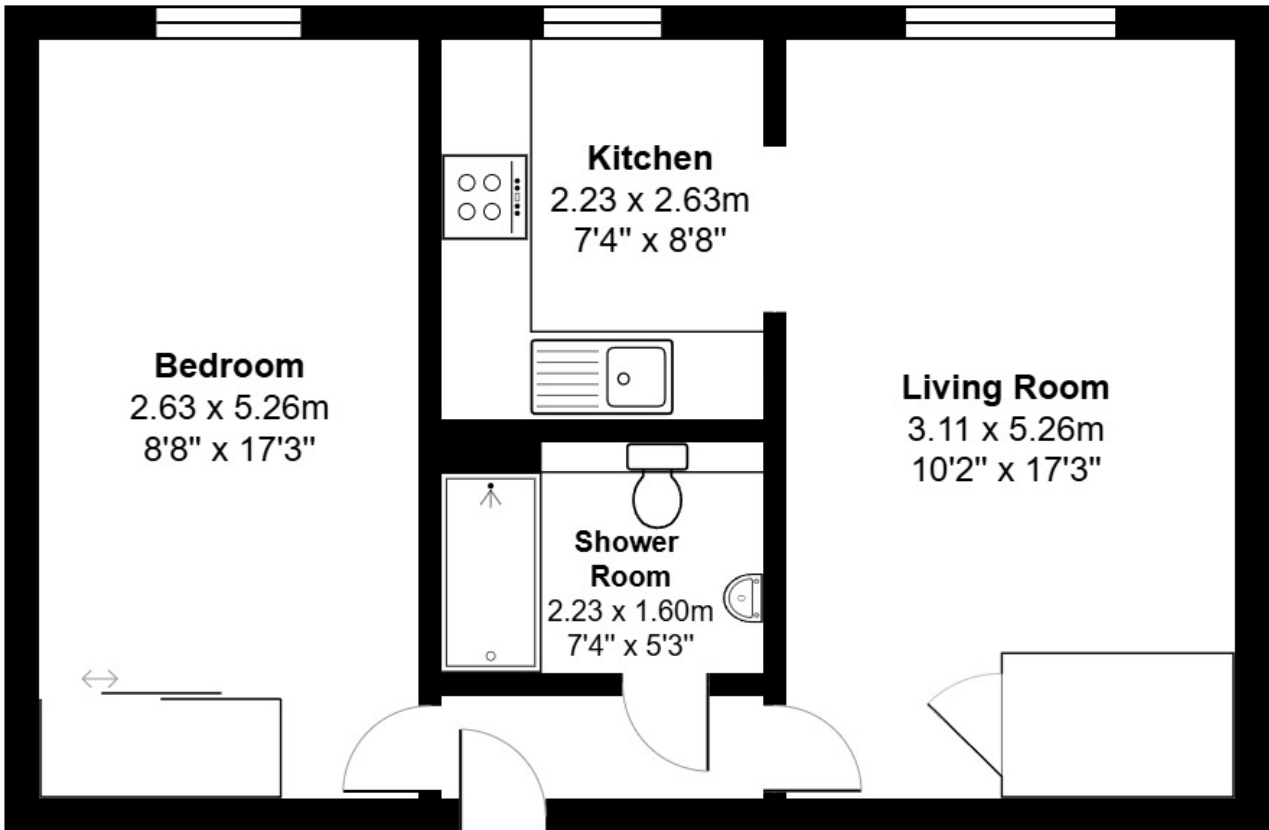


The retirement development itself boasts well-maintained communal gardens and parking for residents and visitors. There are many benefits on offer including a residents' lounge, laundry facilities, 2 lifts to all floors, a 24-Hour Careline system, a development manager and visitor rooms are available upon request (subject to a fee). Regular social activities are also available for residents to join. There is an age restriction of 60 or over for a single occupant, and, ages 60 and 55 respectively for joint occupancy.

EXTERNALS

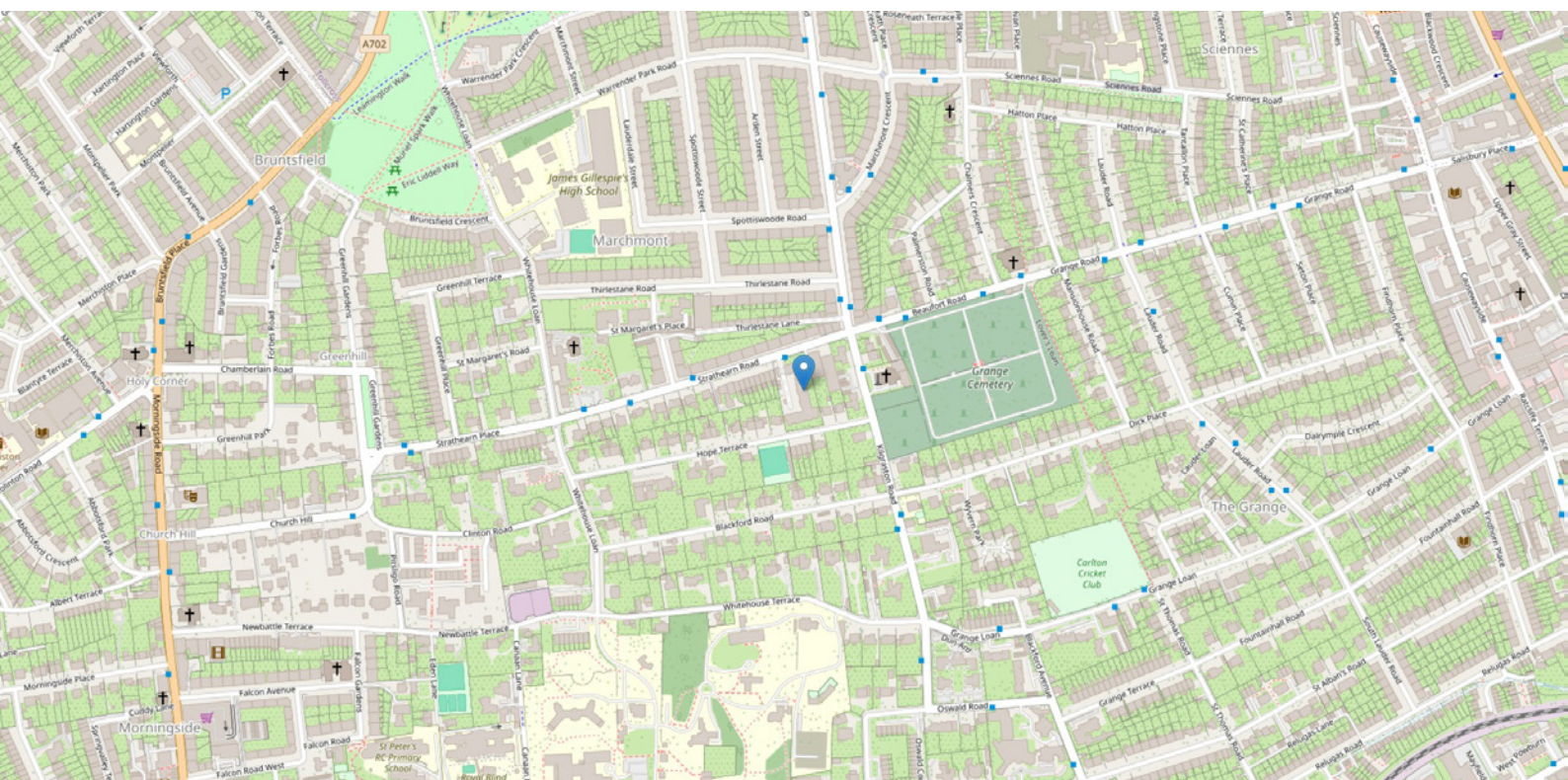


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

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



THE LOCATION

Homeross House is a quiet residential development with courtyard parking in the heart of Marchmont. There are a range of independent delis, shops and eateries just moments away and hairdressers, chemists, and doctor's surgery are also close at hand.





The more extensive facilities of Edinburgh City Centre, Morningside and Bruntsfield are also easily accessible. For the outdoor enthusiast, the beautiful green open spaces of The Meadows to the north or the more rustic terrain of Braid Hills to the south. The nearby A702 allows the motorist easy access out of town and onto the City bypass, and a selection of bus routes pass along Strathearn Road and Marchmont Road leading to the City Centre and beyond.



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