



FLAT 1/67, HOMEROSS HOUSE
STRATHEARN ROAD, MARCHMONT, EDINBURGH, EH9 2QY



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This one-bedroom flat lies on the second floor of a lift-serviced development, exclusively for retirees aged 60 and over. It enjoys an ideal city address in Marchmont, a sought-after area on the edge of the Meadows, well-served by shops, bus links, and further amenities. The property's light and airy interiors are enhanced by neutral décor, allowing for easy personalisation and a welcoming sense of space. Residents of Homeross House enjoy excellent communal facilities, including a lounge, laundry, guest accommodation, attractive maintained gardens, and convenient on-site parking. There is also the reassurance of resident management staff and a Careline alarm service, with the House Manager organising a varied programme of social activities such as theatre outings and day trips.

The flat is reached via a secure entry system and a shared lift. Once inside, an entrance hall (with useful storage) flows into the heart of the home – a light-filled living/dining room, which is carpeted and adjoins a modern kitchen via an elegant archway. The kitchen also benefits from ample natural light and is tastefully appointed with white cabinetry, a wood-toned worktop, and understated tilework.

FEATURES

- Highly-desirable city location
- Lift-serviced development for retirees (60+)
- Bright and airy second-floor flat
- Entrance hall with storage and secure entry system
- Living/dining room, open to:
- Modern integrated kitchen
- One double bedroom with a fitted wardrobe
- Modern shower room
- Electric heating and double glazing
- Attractive shared gardens
- Unrestricted residents' parking
- Communal access to lounge, laundry, and guest facilities
- Resident management staff and a Careline alarm service
- Programme of social events for residents





The well-planned space accommodates a good range of neatly integrated appliances, comprising an oven, a two-ring induction hob, a microwave, a fridge/freezer, and a dishwasher. Also located within the home and accessed from the hall is a carpeted double bedroom (with a fitted wardrobe) and a neutrally tiled shower room. The modern shower room boasts a WC-suite with vanity storage, a towel radiator, and a shower enclosure, with handy grip rails provided. The property is electrically heated and fully double-glazed.

Externally, the development provides residents with shared access to beautifully landscaped gardens, immaculately lawned and enhanced by abundant planting. For added convenience, unrestricted parking is available on site.

Extras: The sale includes all fitted flooring and window coverings, light fixtures, and appliances. Factor: The development is factored by First Port at a bi-annual fee of £709.20.







Marchmont

Renowned as 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 cafés, 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 a soft play, whilst Warrender Swim Centre (currently undergoing refurbishment) is within strolling distance.

If outdoor exercise is more appealing to you, the area offers tranquil parks and large green spaces for outdoor activities and picnics. Outstanding state schooling is on offer at primary and secondary level and the area is very well served by frequent public transport services, superb cycle paths and picturesque, leafy walkways.





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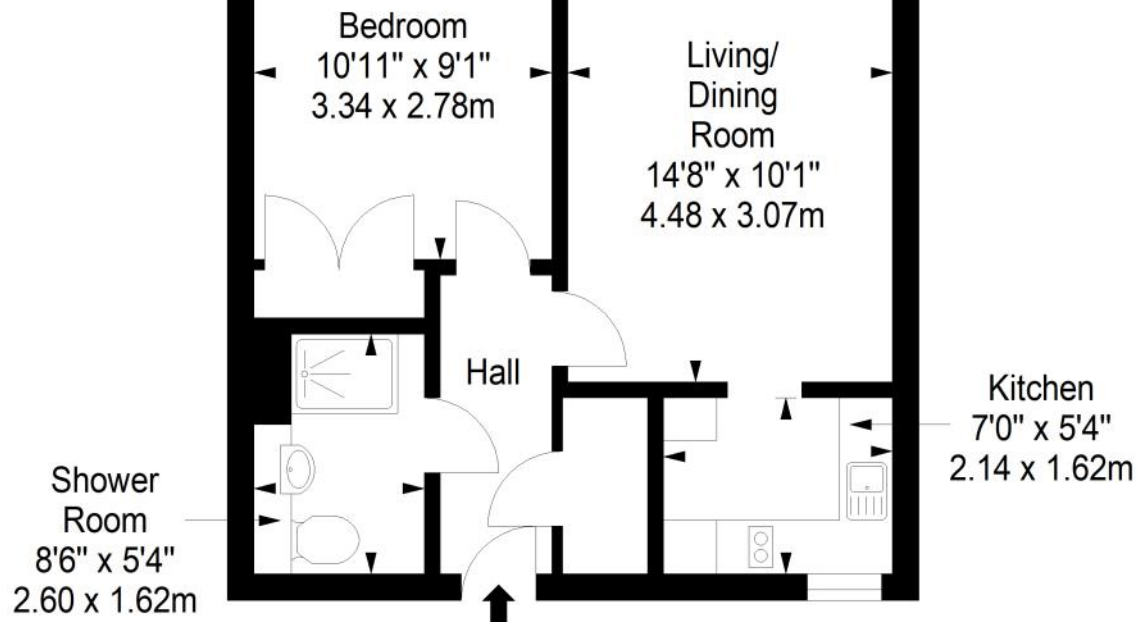
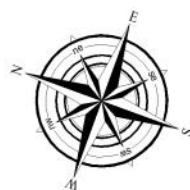
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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

Second Floor

Approx. 37.8 sq. metres (406.9 sq. feet)



Total area: approx. 37.8 sq. metres (406.9 sq. feet)