



Solicitors & Estate Agents











Offers Over  
**£100,000**

# Flat 36 Homeroyal House, 2 Chalmers Crescent

Marchmont | Edinburgh | EH9 1TP

A bright third floor flat forming part of an established retirement complex situated in the desirable district of Marchmont. Close to local amenities and transport links, the property offers well proportioned accommodation with the added benefit of shared residents facilities including a communal lounge, and viewing is recommended.

-  1 bedroom
-  1 public room
-  1 shower room
-  Lift
-  Communal terrace
-  Residents parking
-  EPC rating – C
-  Council tax band - C



## Description

In brief the accommodation which can be accessed via stairs or lift comprises; entrance hallway with entryphone system and large storage cupboard, lounge/dining room with electric fire, fitted kitchen with wall and base units with coordinated worktops and splashback tiling, double bedroom with storage and a fully tiled shower room with a white suite. The property further benefits from electric heating and double glazing.

*The bedroom has been subject to virtual staging to show the effect of a makeover on the property. It should be noted that the room is currently empty as per the "before" image which has also been uploaded for perusal.*



## Extras

All fixtures and fittings will be included in the sale along with the electric cooker and fridge/freezer.

## Gardens and Parking

The well cared communal grounds include a resident's car park and an attractive garden on the first floor level with pretty seating areas.

## Factoring

The development is maintained by First Port at a cost of approx. £1,452 every 6 months. This includes all communal services and facilities.

## Age Restrictions

The development is an independent living complex and the age criteria for occupying is 60 for single occupant and 60 & 55 for a joint occupancy. There is a development onsite manager that oversees the building during their working hours.

## Viewing

By appointment through Neilsons (0131 625 2222).







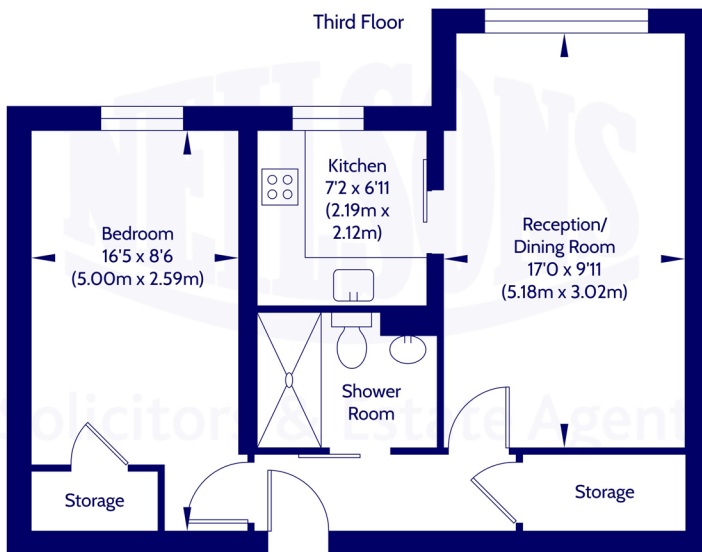
## Location

The property forms part of the desirable Marchmont district, lying to the south of the city centre and within easy reach of neighbouring Morningside, Bruntsfield and Newington. Excellent local amenities are on hand including a variety of specialised shops, cafes, bistros, bars and restaurants. For leisure and recreational facilities, the property is within walking distance of the delightful open spaces and sports facilities available on The Meadows and Bruntsfield Links with several golf courses on the south side of the city. Cinemas and theatres are also nearby together with Warrender Swim Centre with pool, gym and sauna. Regular bus services are available in the area and lead to the city centre and beyond.





Approx. Gross Internal Floor Area 44.34 Sq M / 477 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
© 2025 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

## Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

💻 [www.neilsons.co.uk](http://www.neilsons.co.uk)

**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

**City Centre**  
2a Picardy Place  
Edinburgh

**South Queensferry**  
37 High Street  
South Queensferry

**Bonnyrigg**  
72 High Street  
Bonnyrigg

