



## Location

This 1 bedroom retirement flat forms part of the Homeross House development in the sought after area of Marchmont/Morningside and has fabulous views to the Braid and Pentland hills.

Marchmont is surrounded by great local amenities including specialist shops, bars, cafes, a pharmacy, hairdressers and doctors surgery. The popular areas of Bruntsfield and Morningside are only a short distance away and are well served with excellent local amenities including a Waitrose and M&S food hall as well as artisan coffee shops, bistros, restaurants, the Dominion cinema and a number of bars and traditional pubs.

Bruntsfield Links and the Meadows are close by where facilities include children's playgrounds, tennis courts, a bowling green and a pitch and putt. Leisurely walks can also be enjoyed on Blackford Hill, Hermitage of Braid and in the Pentland Hills.

The area is also well-served by excellent public transport links and easy access to Edinburgh City Bypass, the motorway network and Edinburgh Waverley

## Home Report

Please visit: [www.allingham.co.uk](http://www.allingham.co.uk) or [www.espc.com](http://www.espc.com)





## Accommodation

Entrance hallway

Living room with fireplace and storage cupboard

Kitchen with cooker and dishwasher: these items are believed to be in good working order though their condition cannot be warranted

Double bedroom with built in storage

Bathroom with shower, wash basin and WC

## Extra Features

Third floor flat with excellent views and Lift access

Residents Parking

UPVC Double Glazing

Annual Factor fee of circa £1462 which includes Communal Buildings Insurance

Secure Entryphone System

Communal residents area

Communal garden grounds

## Price and Viewing

For current price and viewing details, please visit [espc.com](http://espc.com) or [www.allingham.co.uk](http://www.allingham.co.uk) or telephone Allingham & Co on 0131 447 9341.



# ALLINGHAM&CO

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## ALLINGHAM & CO OFFICES

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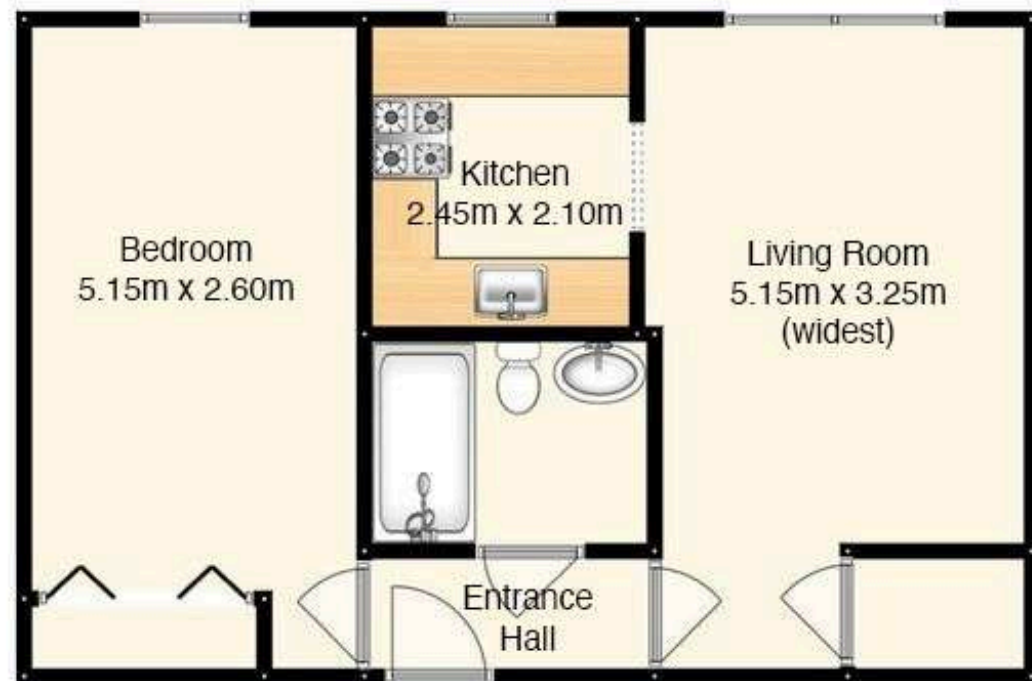
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Approx  
43m<sup>2</sup>

