

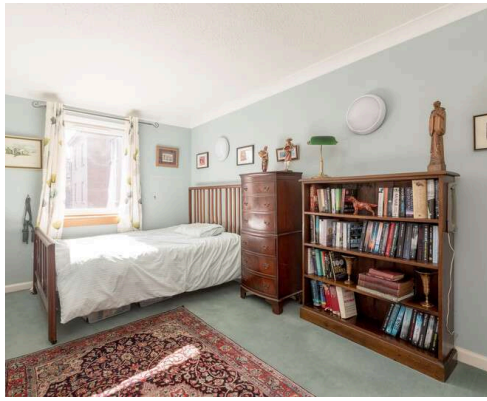
MARCHMONT

FLAT 24 2 CHALMERS CRESCENT,  
HOMEROYAL HOUSE



EPC RATING: C

OFFERS OVER £98,000



## BRIGHT SOUTH FACING ONE BED RETIREMENT FLAT IN POPULAR MARCHMONT DEVELOPMENT

This sunny, second floor modern apartment in this well renowned retirement block is located on the corner, making it nice & quiet. It has a stunning dual aspect sitting room with an open outlook and has been updated throughout with a contemporary kitchen & bathroom and oak flooring in the hall & living room. There is the added benefit of a lift, a south facing shared terrace, a well-appointed communal lounge with library area, laundry, guest suite, an onsite manager and 24 hour careline. Situated in the middle of Marchmont, a few minutes' walk from the Meadows, there is a wide range of local shops on your doorstep, excellent leisure facilities at nearby Warrender Swim Centre together with numerous bus services available.

### VIEWING

Sun 2-4pm or please call 0131 4466850

### PROPERTY DESCRIPTION

- Hall with oak flooring
- Dual aspect sitting/dining room with loads of space for relaxing & dining, oak flooring and a handy storage cupboard housing the hot water tank
- Great range of light wood kitchen units and appliances
- Large double bedroom with fitted wardrobes
- Fully tiled, modern shower room with large walk-in Mira electric shower with tiled seating area, vanity sink unit, wc, wall mounted storage & new lighting
- Electric wall heaters & updated double glazed windows
- Communal areas including a south facing terrace, lounge with library, laundry, rubbish chute, guest suite and residents' parking. The development is managed by First Port and there is an on-site warden and a 24 hour careline, at a cost of approx. £1,459 every six months. One resident must be aged 60 or over.

### AREA

Marchmont is a very popular area in the south of the city which offers an excellent range of local stores, independent retailers, coffee shops, bars & restaurants. Further supermarkets and amenities are available in nearby Morningside & Bruntsfield, a short drive or bus ride away, including a library, the very popular independent Dominion Cinema and Church Hill Theatre. Warrender Swim Centre is newly refurbished and provides great leisure facilities. The flat is also well placed for lots of walks and open spaces including the Meadows & Bruntsfield Links. There is easy access into town, via the local bus services, and out of town to the city bypass and the motorway network beyond.

### EXTRAS

The blinds/curtains, light fittings, electric oven, cooker hood, microwave, integrated dishwasher and freestanding fridge freezer are included in the sale but warranty is excluded.

### HOME REPORT VALUATION

£100,000

Sitting/dining room	16'4 x 10'4 (4.98 x 3.15m)
Kitchen	7'5 x 7'3 (2.26 x 2.21m)
Bedroom	16'5 x 8'3 (5.00 x 2.51m)

### Contact:

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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally. None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition. No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

Homeroyal House,  
Chalmers Crescent,  
Edinburgh, EH9 1TP



Approx. Gross Internal Area  
446 Sq Ft - 41.43 Sq M  
For identification only. Not to scale.  
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