



1/50 Mount Grange, Home Ross House
MARCHMONT | EDINBURGH | EH9 2QX



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Warners are pleased to present this well-maintained two-bedroom flat, situated within a sought-after retirement development close to local amenities. The property is in excellent decorative condition throughout and offers a well-proportioned layout.

The accommodation includes an entrance hall with a built-in cupboard, a spacious lounge/dining room, a fitted kitchen, two double bedrooms, and a shower room. The property also benefits from white meter heating and double glazing. The kitchen appliances are included in the sale. The development itself offers a range of excellent features, including lift access to all floors, beautifully maintained communal gardens, a guest suite, laundry facilities, and on-site warden services. There is also resident parking available. Please note, the development has an age restriction: single occupants must be aged 60 or over, and for couples, one must be 60 or over, with the other being 55 or over.

- Two-bedroom flat in retirement development.
- Close to amenities.
- Lift access and resident parking.
- Fitted kitchen with included appliances.
- Communal gardens, guest suite, and laundry.
- Age-restricted (60+ for singles, 55+ for couples).
- Factor Fees payable to First Port Scotland, Approximately £2400 per annum

Energy Rating C, Council Tax D

All fixtures, fittings and kitchen appliances are included in the sale.

Furniture may be available through separate negotiation.

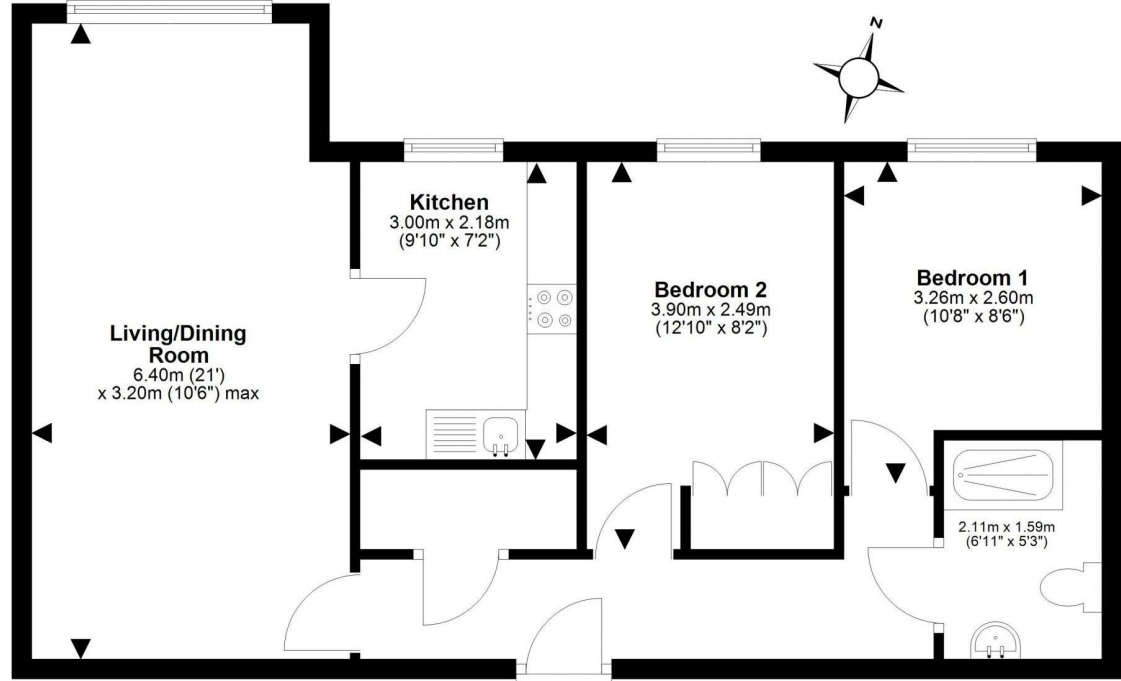


PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Marchmont is one of Edinburgh's most desirable areas, being close to the city centre, the city's main financial core and both Edinburgh and Napier Universities. The vibrant district is surrounded by the exclusive areas of Bruntsfield and Merchiston, whilst the open expanses of Bruntsfield Links and the Meadows are just a leisurely stroll away. There is an abundance of bars, restaurants and cinemas, all within walking distance. The city centre itself can be accessed in a matter of minutes by car or public transport. There is good quality schooling, both in the public and private sectors, whilst the city by-pass and main motorway networks are easily accessible.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

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