



36 Homeroyal House
2 Chalmers Crescent, EH9 1TP

Deans 
Solicitors & Estate Agents LLP



RETIREMENT FLAT

- Living Room
- Kitchen
- One Double Bedroom
- Shower Room
- Communal Garden
- Double Glazing & Electric Heating
- EPC Rating - C



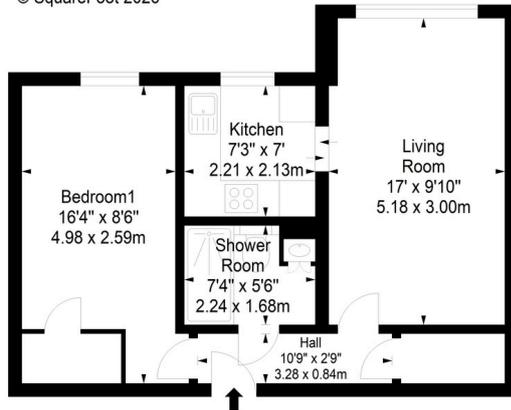
Part of a retirement development, this well-presented third-floor flat is located in the highly sought-after area of Marchmont, just south of Edinburgh city centre. There are excellent public transport links to the city centre, Cameron Toll Shopping centre and the Royal Infirmary. The building offers lift access to all floors, a spacious residents' lounge with a roof terrace, a communal laundry room, and guest accommodation available for booking. The Development Manager is on site during office hours. There is a secure audio entry system and an emergency call service installed in every flat. The accommodation comprises; a welcoming entrance hallway, bright living room, separate stylish kitchen, one good-sized double bedroom and a shower room with a walk-in shower. Externally, there is a private residents' carpark. The property features double glazing and electric heating. Included in the sale are the; fitted carpets and floor coverings, oven, hob and fridge-freezer. The appliances were recently installed in 2025 with manufacture warranty. There is a factoring fee payable to First Port Factor of approx. £1450 every 6 months. This includes all communal services and facilities. 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.



**Homeroyal House,
Chalmers Crescent,
Edinburgh,
Midlothian, EH9 1TP**



Approx. Gross Internal Area
476 Sq Ft - 44.22 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Third Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

Deans 
Solicitors & Estate Agents LLP

Your Property People.

0131 667 1900

mail@deansproperties.co.uk

deansproperties.co.uk