



44 Homeroyal House, 2 Chalmers Crescent, Edinburgh, EH9 1TP



## Welcome

Welcome to Homeroyal House, this is a particularly bright fourth floor apartment forming part of the popular Homeroyal House, located in the sought-after Marchmont area of Edinburgh. The retirement complex was built in 1987, factored by First Port, offered to buyers of a minimum age of 60 who can lead an independent life. The complex benefits from lifts to all floors, a large residents' lounge with roof terrace, a communal laundry and accommodation available for guests to book. A resident management staff member during office hours. The audio-controlled door entry system provides security, and an alarm call service is available in every flat, communal gardens and residents' parking available. Presented to the market in excellent order, we would recommend an early viewing.

- Reception hallway with good sized storage cupboard
- Living/dining room
- Fully equipped kitchen
- Double bedroom with built in wardrobes
- Bathroom presented as a shower room
- Electric heating
- Pull cords
- Residents' lounge and roof terrace
- Laundry room
- Resident's parking
- Communal garden areas
- On site manager and a 24-hour careline
- One resident must be 60 years or over



## Marchmont

The property is located in the desirable residential area of Marchmont which lies to the south of the city centre. There are excellent local amenities which include a fantastic range of delicatessens, cafes and restaurants with several small shops within the immediate vicinity. A further range of supermarkets and specialist shops can be found nearby in Bruntsfield and Morningside which include a Waitrose and Tesco supermarket and a Marks & Spencers also close at hand. There are attractive views to the recreational spaces of the Meadows, University of Edinburgh buildings and the Quatermile from the living room window. Bus services operate regularly to the West End, Princes Street and the surrounding areas with the city by-pass is within easy reach. There is a well-established arts and culture scene in and around the area, with nearby live music venues and theatres, an independent cinema, and a selection of galleries, all adding to the development's highly desirable location.

## Agent's Note

The development is factored by First Port with an approximate annual fee of £3,900. Further information can be found in the Homeroyal House Welcome Pack which is available upon request. Potential new residents are required to meet with the House Manager to ensure they meet the criteria. Some items of furniture will be included in the sale price and other items will be available upon negotiation with the sellers. The cooker will be removed as the oven is no longer working. Microwave oven and fridge freezer included in the sale price.



# Get in touch

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Property Hub:

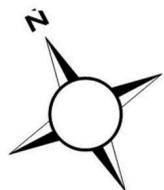
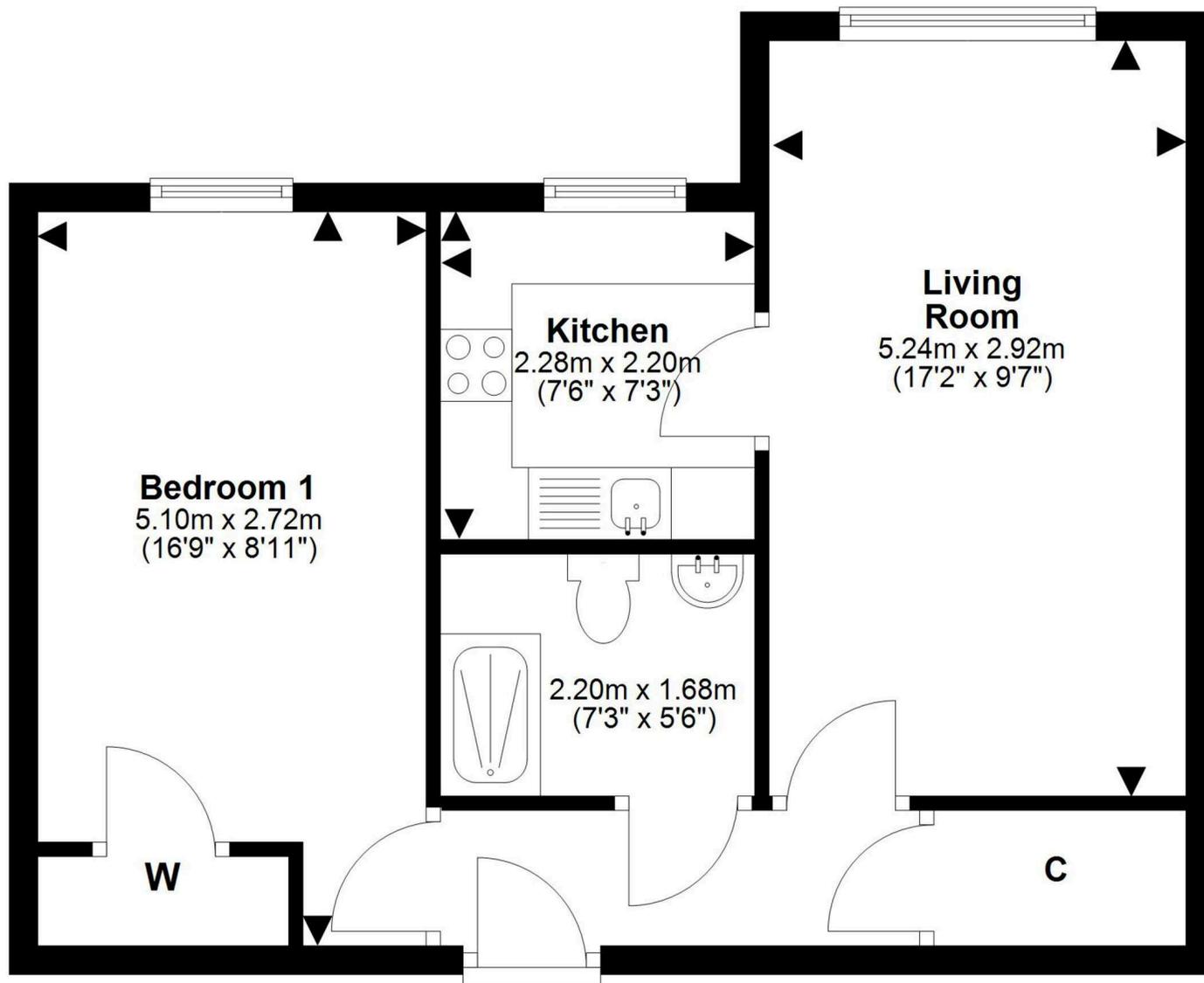
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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 Combined 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 Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.