



19 Homeross House, 1 Mount Grange
Strathearn Road, Marchmont, Edinburgh EH9 2QX

CALL US ON 0131 447 4747

19 Homeross House,
1 Mount Grange,
Strathearn Road,
Marchmont,
Edinburgh EH9 2QX

For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secured entry.
- Reception hall.
- Good-sized living room with walk-in storage cupboard.
- Door providing access to rear communal garden.
- Archway leading into kitchen.
- Double bedroom with fitted wardrobes.
- Wet room with electric shower.
- White meter heating.
- Double glazing.
- Well-maintained communal grounds.
- Residents parking.
- House manager.
- 24-hour careline system.
- Communal lounge.
- Laundry room.
- Guest suite.



GENERAL DESCRIPTION

Rarely available ground floor flat part of a sought-after retirement development in the prestigious Marchmont district of the city, perfectly positioned for access to a wide range of local amenities and a short journey to the south Edinburgh City Centre. This is a vibrant retirement development and would be suitable for an active retired person/couple and though in need of modernisation and redecoration, the property offers excellent potential to any purchaser with direct access to the communal garden at the rear.

FACTORING NOTE

The development is factored by First Port Scotland at an approximate charge of £2,000 per annum. This covers the maintenance of all the communal areas, the 24 hour Careline system, House Manager and the blocks buildings insurance. There is an age restriction of 60 or over for a single occupant and for a couple, one should be 60 or over and the other 55 or over. Any prospective purchasers must be capable of independent living and will require to be interviewed and approved by the Factor as suitable occupants.

COUNCIL TAX BAND	C.
TRAIN STATION	APPROXIMATELY 1.6 MILES TO HAYMARKET TRAIN STATION.
AIRPORT	APPROXIMATELY 8.4 MILES TO EDINBURGH AIRPORT.
BUSES	WITHIN 100 METRES.

LOCATION

A vibrant and sought-after suburb, Marchmont offers a variety of lovely period properties, leafy areas and outstanding retailers. Situated close to the Meadows and Bruntsfield Links, this area is within easy walking distance of Edinburgh's historic Old Town, the New Town, and Princes Street the main thoroughfare in the City Centre. There are a wide variety of cafes, restaurants, coffee houses, bistros, independent shops, galleries, boutiques, a luxury cinema, theatres, and various supermarkets that can all be found on your doorstep and in neighbouring Morningside and Bruntsfield. Indoor fitness and leisure facilities can be found nearby at the Royal Commonwealth Pool, including swimming pools, a high-spec gym, fitness classes and soft play, whilst the newly refurbished Warrender Swim Centre with swimming pool, sauna and gym is within strolling distance, as is a range of GP Practices and local Pharmacies. If outdoor exercise is more appealing to you, the area offers tranquil parks and large green spaces for outdoor activities and picnics.

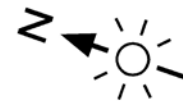
EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, THE PROPERTY WILL BE SOLD AS SEEN AND THERE WILL BE NO GUARANTEES GIVEN FOR THE ELECTRICS, WATER OR HEATING.



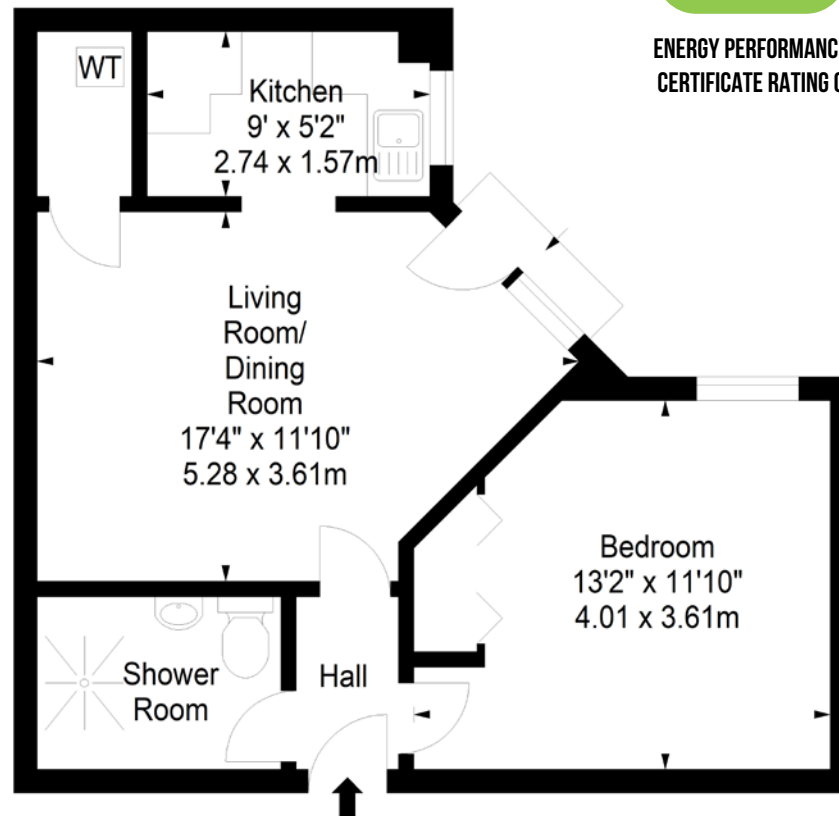
**Homeross House,
Mount Grange,
Edinburgh,
Midlothian, EH9 2QX**



Approx. Gross Internal Area
460 Sq Ft - 42.73 Sq M
For identification only. Not to scale.
© SquareFoot 2026



**ENERGY PERFORMANCE
CERTIFICATE RATING C**



Ground Floor

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.