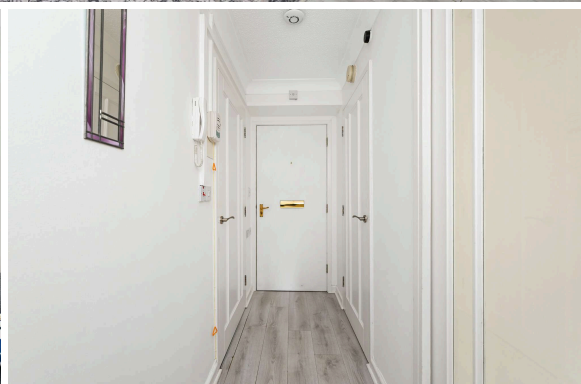




20 Homeross House, 1 Mount Grange,
MARCHMONT | EDINBURGH | EH9 2QX


warners
solicitors & estate agents



20 Homeross House, 1 Mount Grange,

MARCHMONT | EDINBURGH | EH9 2QX

Situated within a highly sought-after retirement development in the prestigious Marchmont district of Edinburgh, this stunning ground floor apartment offers comfortable, secure and independent living in an exceptional location. A wide range of local amenities are within easy walking distance, while Edinburgh City Centre is just a short journey away.

Presented to the market in immaculate, move-in condition, the accommodation comprises a secure shared entrance, welcoming reception hall with excellent storage, and a bright, south-facing living and dining room with direct access to the beautifully maintained communal gardens. The recently installed contemporary kitchen is open to the living space and comes fully equipped with integrated appliances.

The generous double bedroom benefits from a built-in mirrored wardrobe, while the stylish, modern shower room has been finished to a high standard.

Further benefits include electric heating, double glazing, residents' and visitors' parking, and beautifully maintained communal grounds.

Residents also enjoy an excellent range of on-site facilities, including a house manager, residents' lounge, guest suites for visiting family and friends, a communal laundry room, and the reassurance of a 24-hour emergency careline system.

- Prestigious Marchmont location close to local amenities and the City Centre
- Immaculate, move-in condition throughout
- Bright south-facing living room with direct garden access
- Recently installed kitchen, electric heating and double glazing
- Excellent retirement facilities, including house manager and 24-hour careline
- Residents' and visitors' parking within beautifully maintained communal grounds

Council Tax: C, Energy rating: D

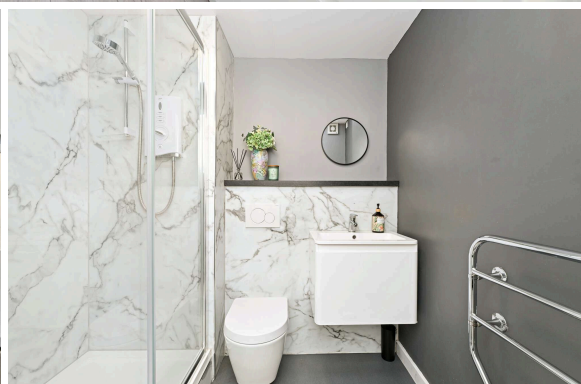
Factor fee is approximately £1,500 per annum, payable to The Lantern.

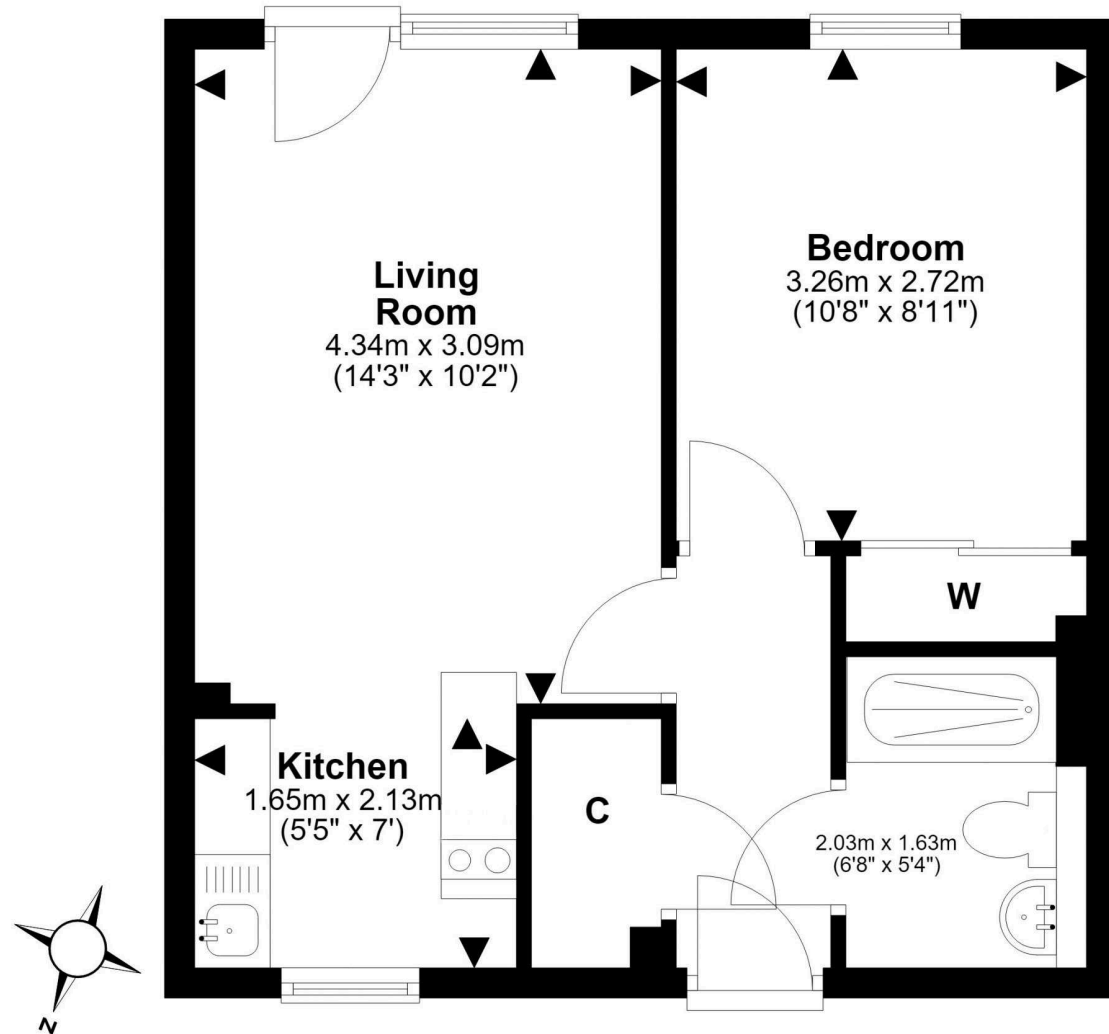
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



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.

All fittings, fixtures and blinds will be included in the sale.





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.