



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

CALL US ON 0131 447 4747

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

- Shared secure entry.
- Reception hall.
- Attractive living room with feature fireplace.
- Walk in storage cupboard.
- Door providing access to communal gardens at front.
- Open access to kitchen with appliances.
- Good sized double bedroom with built in mirrored wardrobes.
- Contemporary fitted shower room.
- Electric heating.
- Double glazing.
- Well maintained communal grounds.
- Residents & visitors parking.
- House manager.
- 24-hour careline system.
- Communal lounge.
- Guest suite.
- Laundry room.



GENERAL DESCRIPTION

A superb ground floor flat, part of a vibrant and sought after retirement development, in the prestigious Marchmont district of the city, within walking distance of an excellent range of local amenities and a short journey to the south of Edinburgh City Centre. The south facing property is perfect for somebody downsizing then looking to stay in the area and the property boasts direct access to communal gardens to the front.

FACTORING NOTE:

The development is factored by First Port Scotland at an approximate charge of £1,500 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

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.

COUNCIL TAX BAND
TRAIN STATION
AIRPORT
BUSES

C.
APPROXIMATELY 1.6 MILES TO HAYMARKET TRAIN STATION.
APPROXIMATELY 8.4 MILES TO EDINBURGH AIRPORT.
WITHIN 100 METRES.

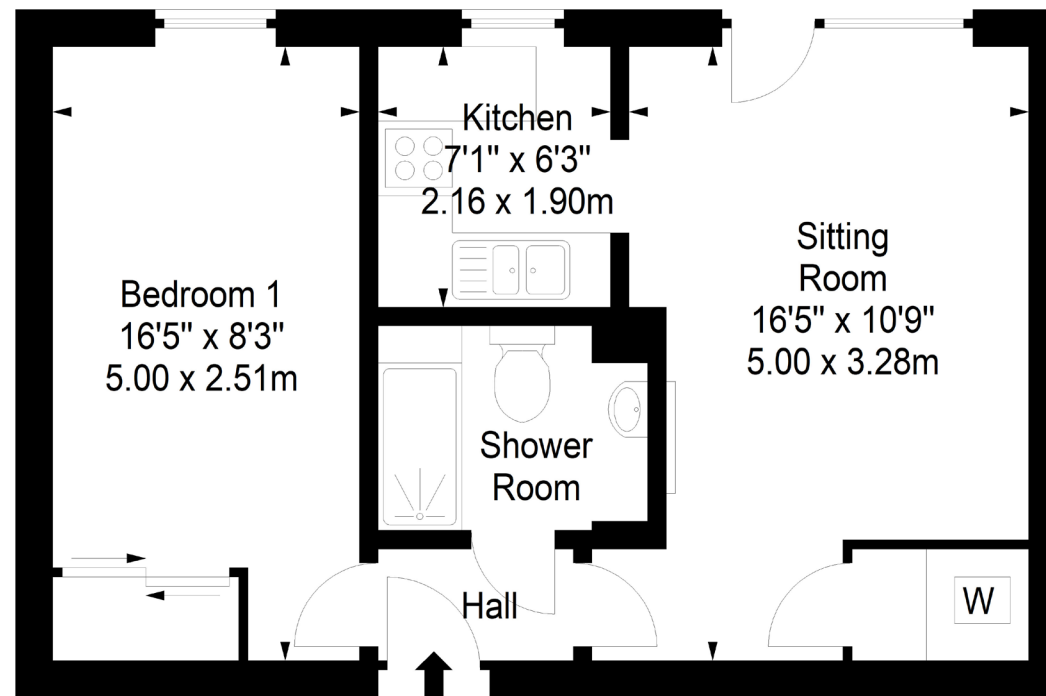
EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, THE ELECTRIC FIRE, KITCHEN APPLIANCES TO INCLUDE THE FREESTANDING COOKER, FRIDGE/FREEZER AND MICROWAVE OVEN. SOME FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE THROUGH NEGOTIATION.



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



Approx. Gross Internal Area
440 Sq Ft - 40.88 Sq M
For identification only. Not to scale.
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Ground Floor



**ENERGY PERFORMANCE
CERTIFICATE RATING C**