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Offers Over

£120,000

Homeross House, 1/128 Mount Grange

Marchmont | Edinburgh | EH9 2QZ

Enjoying a prime top floor position within the sought after Mount Grange development in Marchmont, this attractive retirement flat boasts stunning views towards Arthur's Seat and Salisbury Crags. Residents have access to a range of communal facilities, while the property is ideally placed for the excellent selection of shops, cafes, restaurants and everyday conveniences found nearby. The area is also well served by regular public transport links, with green spaces and the city centre within easy reach.

-  1 bedroom
-  1 public room
-  1 shower room
-  Lift
-  Communal gardens
-  Residents parking
-  EPC rating – C
-  Council tax band – C



Description

Accessed via a secure entrance, with a lift providing access to the fourth floor, the property opens into a welcoming entrance hall. To the right is a bright lounge with a walk in storage cupboard, electric fire and space for a table and chairs beside the window, providing the perfect spot to enjoy the impressive outlook over morning coffee or an evening meal. The fully tiled kitchen is located off the lounge and is fitted with a range of wall and base units with co-ordinated worktops. There is a good sized bedroom with built-in wardrobes, while the accommodation is completed by a shower room with a white suite. Further features include electric heating and double glazing

Residents have use of a selection of shared facilities, including a residents' lounge, laundry room and guest suite for family and friends. The development is overseen by an on-site House Manager and also has a 24-hour Careline emergency response system, offering further reassurance..

Please note residents must be 60 plus years of ages and if a couple one must be 60 plus years of age and the other 55 plus.



This property has been subject to virtual staging. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.

Extras

Included in the sale will be the electric cooker.

Gardens & Parking

The development is surrounded by beautifully cared for communal garden grounds and there is residents and visitors parking available.

Factoring

The communal facilities, areas and garden grounds are maintained and managed by First Port at a cost of approximately £1100 per six months and this also includes buildings insurance.

Viewing

By appointment through Neilsons (0131 625 2222).





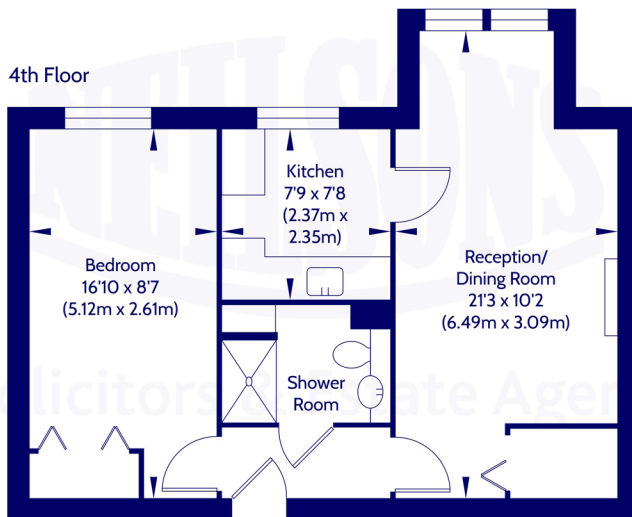
Location

Marchmont is an extremely popular area to the south of the city. Offering a wide variety of local amenities including independent specialist shops, coffee shops, bars & restaurants, along with larger supermarket offerings such as Sainsburys Local and a large Waitrose Supermarket in neighbouring Morningside. Located next to The Meadows and Bruntsfield Links which benefit from a children's playground, tennis courts, bowling green and a pitch and putt course, and also within easy reach is Blackford Hill and Hermitage of Braid which have numerous walks available. For the sports enthusiast, Warrender Swim Centre which also has a gym is ideally located and there are several excellent golf courses within easy reach, including Merchants of Edinburgh and Craigmillar Park Golf Course. Access to the city centre is easily accessible both on foot and by bus and the city bypass is nearby which connects into the motorway network.





Approx. Gross Internal Floor Area 44 Sq M / 478 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

