



Solicitors & Estate Agents



Offers Over

£120,000

1/55 Mount Grange

Marchmont | Edinburgh | EH9 2QY

This bright and well-presented second-floor retirement flat forms part of a highly regarded and well-maintained development in the heart of the ever-popular Marchmont district. Ideally positioned close to an excellent range of local amenities, including independent shops, cafés, supermarkets and public transport links, the property offers comfortable, low-maintenance living for those aged 60 years and over. The development provides a welcoming community atmosphere together with a range of excellent shared facilities and services, making it an ideal choice for those seeking a secure and independent lifestyle.

 1 Bedroom

 1 Public Room

 1 Bathrooms

 Communal Gardens

 Communal Parking

 EPC Rating – C

 Council Tax Band – C



Description

Accessed via a secure entrance with lift access to all floors, the accommodation comprises a welcoming entrance hallway with a useful storage cupboard and entryphone system. The bright and spacious reception room provides ample space for both lounge and dining furniture, creating an ideal setting for relaxing or entertaining whilst enjoying an abundance of natural light. The adjoining kitchen is fitted with a range of wall and base mounted units complemented by tiled splashbacks and ample worktop space. Appliances include an electric hob, electric oven and a fridge freezer, providing everything required for day-to-day living. The generously proportioned double bedroom benefits from built-in wardrobes, offering excellent storage, whilst the modern wet room is designed for practicality and ease of use, fitted with a shower area, WC and wash hand basin. Further benefits include electric heating, double glazing and excellent storage throughout.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Development

Residents enjoy access to a superb range of communal facilities including an attractive residents' lounge, laundry room, guest suite for visiting family and friends, well-maintained communal gardens and both residents' and visitors' parking. The development also benefits from the reassurance of an on-site House Manager and a 24-hour Careline emergency response system, providing additional peace of mind.

The development is managed by FirstPort Scotland, with an approximate bi-annual service charge of £1,063. This covers the House Manager service, 24-hour Careline system, communal maintenance and the buildings insurance policy for the development.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

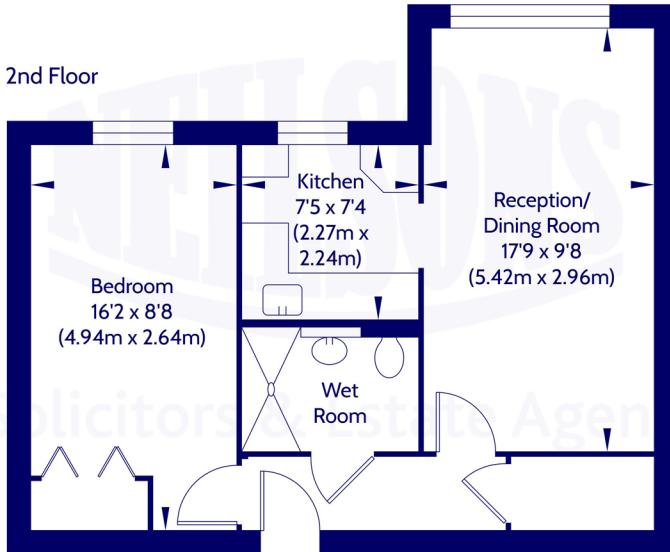
Marchmont is an extremely popular area to the south of the city. Offering a wide variety of local amenities to include independent specialist shops, coffee shops, bars & restaurants, along with larger supermarket offerings such as Sainsburys Local and a large Waitrose Supermarket in neighbouring Morningside. 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. 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 North, South and West.





Approx. Gross Internal Floor Area 44 Sq M / 471 Sq Ft.

2nd Floor



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.



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