

campbell
smith

1/52 Mount Grange,
Edinburgh,
EH9 2QX



- Bright, well proportioned & easily manageable First Floor Retirement Flat in ever popular Marchmont
- Quietly set within beautifully maintained shared gardens
- Excellent local amenities and facilities
- Reception hall
- Corner lounge/dining room
- Fitted kitchen with electric hob, oven, cooker hood, fridge & under-the-counter freezer
- Double bedroom with built-in wardrobes
- Modern shower room with 'Mira' electric shower
- Electric heating
- Double glazing
- Landscaped shared gardens
- Private residents' car park
- Communal lounge & laundry room
- House manager service
- Secure entry & lift
- Single occupancy age is 60 years if joint occupancy at least one must be 60 years with the other occupancy age is 55 years
- Occupant must be capable of leading an independent life

Offers Over : £120,000









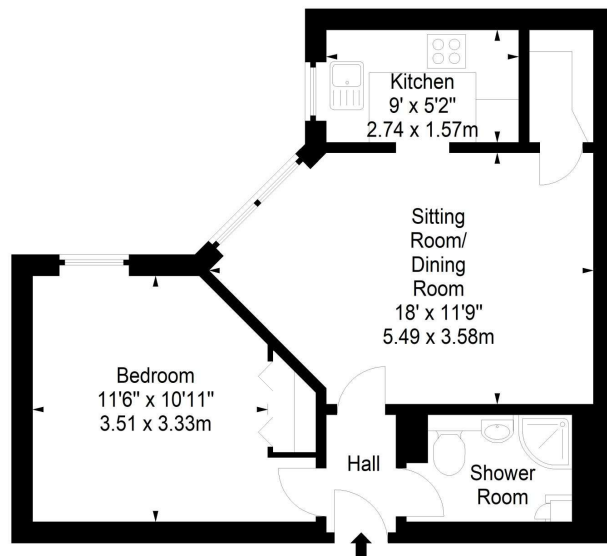




**Homeross House,
Mount Grange,
Edinburgh,
Midlothian, EH9 2QZ**



Approx. Gross Internal Area
464 Sq Ft - 43.11 Sq M
For identification only. Not to scale.
© SquareFoot 2026



First Floor



21 York Place, Edinburgh, EH1 3EN
Tel: 0131 555 2999
Fax: 0131 555 5450
camsmith.co.uk



Extras

All new fitted carpets throughout and fitted floor coverings, kitchen blind, electric hob, electric oven, cooker hood, fridge and under-the-counter freezer. No warranty is given regarding the services, systems or appliances.



Buses

On Strathearn Road - 5. On Marchmont Road - 9 & 24. On Bruntsfield Place - 11, 15, 16, 23, 36 & 45.



Shops

Sainsbury's on Marchmont Road, Tesco on Colinton Road, Cameron Toll Shopping Centre, and Waitrose is also readily accessible in nearby Morningside.



Schools

N/A



Parking

There is a private residents car park within the grounds of Homeross House.



Council Tax Band C



EPC B



Factor

Firstport - half yearly service charge, most recently 1 March - 1 Aug 2026 £1063.80. Covers lift, garden and general maintenance, communal stair cleaning, house manager and emergency call system



Viewing

Telephone Campbell Smith on
0131 555 2999

DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.