



Homeross House, 1/113 Mount Grange, Edinburgh

Offers Over £130,000



Homeross House 1/113 Mount Grange

Edinburgh

Refurbished one-bedroom retirement flat (age 60+), third floor in The Grange, Edinburgh. Modern kitchen, shower room, communal lounge, gardens, parking, House Manager, 24hr Careline.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Annual Factoring Charge: £1,500 (Approximately)

- Newly refurbished one-bedroom retirement apartment
- Generously proportioned living room with new fireplace
- Triple-glazed windows overlooking Strathearn Road
- Recently refurbished contemporary shower room
- New carpets, modern electric heating and recently replaced boiler



Living Room

13' 10" x 9' 11" (4.22m x 3.02m)

The generously proportioned living room is bright and comfortable, with a large triple-glazed window overlooking Strathearn Road providing plenty of natural light. The room has been freshly finished in a light, neutral wallpaper and complemented by a new dark blue carpet, creating a smart and welcoming space. A newly installed fireplace with electric fire provides an attractive focal point, while contemporary wall lighting and a modern vertical electric radiator add to the room's clean, updated feel. There are ample power sockets throughout, along with a full-fibre connection point for modern home connectivity. The living room provides direct access to both the hallway and kitchen, with an attractive glass-panelled feature door leading through to the kitchen.





Kitchen

7' 2" x 5' 7" (2.18m x 1.71m)

The kitchen is accessed directly from the living room and is well arranged to provide a practical and attractive space for everyday use. A double-glazed window to the side of the property brings in natural light, while wood-effect vinyl flooring gives the room a smart, easy-maintenance finish. Three walls are finished with attractive wallboards, with the remaining wall painted to complement the overall décor. Solid light-wood work surfaces extend around three sides of the room, providing generous preparation space, with a combination of wall-mounted and floor-standing units offering useful storage. There is a stainless-steel sink with mixer tap, extractor fan and dedicated under-counter space, with the existing under-counter fridge to be gifted by the vendor. Practical features also include a strip light positioned above the doorway together with one double and three single power sockets.

Bedroom

10' 10" x 9' 7" (3.31m x 2.91m)

The well-sized bedroom offers ample space for a double bed together with additional freestanding furniture, allowing the room to be arranged comfortably without feeling crowded. A triple-glazed window overlooks Strathearn Road, while an attractive carpet and recently installed electric radiator further enhance the room. A feature wall light provides additional illumination, and a built-in double wardrobe offers convenient storage without encroaching on the main floor space.





Shower Room

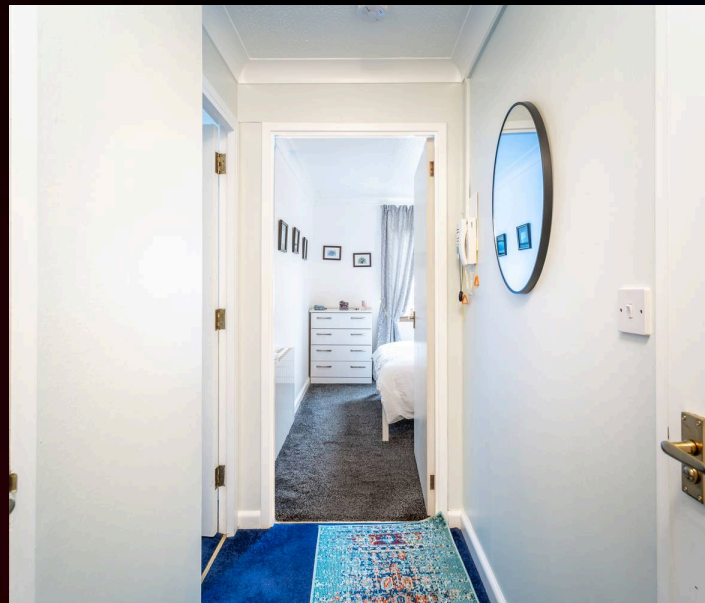
5' 7" x 6' 10" (1.70m x 2.09m)

The shower room has been recently refurbished to a high standard, combining contemporary fittings with finishes chosen for both appearance and ease of maintenance. A large double shower enclosure is fitted with a modern electric shower, complemented by a vanity unit with inset sink and mixer tap, and a WC. An electric heated towel rail adds further comfort, while the stone-effect luxury vinyl tiled flooring gives the room a refined finish. The walls and ceiling are finished with easy-care boards, and additional features include a central light fitting, extractor fan and an attractive LED mirror.

Hallway

8' 8" x 3' 8" (2.63m x 1.11m)

The welcoming hallway is finished with the same new dark blue carpet as the living room, creating a smart and consistent flow throughout the apartment. Light, neutral wallpaper and a central ceiling light keep the space bright and understated. A particularly useful feature is the large storage cupboard, which also houses the recently replaced boiler and provides valuable additional storage. An entry-phone system offers added convenience and reassurance. The hallway provides access to the living room, bedroom and shower room, forming a practical central point within the apartment.





COMMUNAL GARDEN

The development benefits from extensive shared garden grounds, laid predominantly to lawn and enhanced by attractive planted beds with a variety of shrubs and established planting. Two benches provide pleasant places for residents to sit and enjoy the outdoor surroundings.

Off street

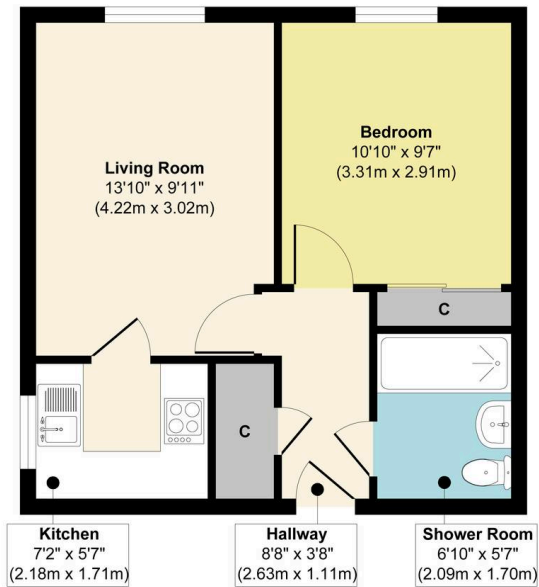
The development benefits from an off-street residents' car park, with spaces available on a first-come, first-served basis.

Permit

On-street residents' parking is available in the surrounding area, subject to the relevant permit restrictions and availability.



1/113 Mount Grange, Edinburgh, EH9 2QY



Floor Plan

Approx. Gross Internal Floor Area 391 sq. ft / 36.36 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A	94	94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England, Scotland & Wales



RE/MAX Estates- Edinburgh

83 Princes Street, Edinburgh, EH2 2ER

0131 278 0508

edinburgh@remax-scotland.homes

www.remax-propertymarketingcentre2.net/

