



This is a beautifully presented third floor flat which provides spacious and well laid out accommodation in this popular purpose built retirement complex.

Homeross House is located in Marchmont, an extremely popular and well regarded area close to the city centre with excellent local amenities, including a range of shops, cafes, chemists, hairdressers and doctors surgery all close to the property.

A range of buses provides access to the city centre, nearby Morningside and further afield. Close at hand are some green open spaces with lovely walks across The Meadows and Bruntsfield Links. Good local golf courses and Warrender Swim and Leisure Centre are also nearby.

#### Home Report

Please visit: [www.allingham.co.uk](http://www.allingham.co.uk) or [www.espc.com](http://www.espc.com)

#### Price and Viewing

For current price and viewing details, please visit [espc.com](http://espc.com) or [www.allingham.co.uk](http://www.allingham.co.uk) or telephone Allingham & Co on 0131 447 9341.





## Accommodation

Entrance Hall with large storage cupboard

Lounge/Dining Room with coal effect electric fire in modern surround

Stylish fitted kitchen with electric oven, hob and fridge

Double Bedroom with built-in wardrobes

Beautifully fitted shower room with electric shower in large cubicle, sink vanity and WC

Electric Heating system

## The Complex

House Manager

Secure entry phone system

Lift

24 hour emergency care line system

Laundry Room

Spacious residents' lounge and social events

Guest suite

Private residents parking

# ALLINGHAM & CO

traditional values | modern practice

## ALLINGHAM & CO OFFICES

MARCHMONT – PROPERTY CENTRE:  
134 Marchmont Road, Edinburgh EH9 1AQ  
TEL: 0131 447 9341

COLINTON:  
9 - 15 Bridge Road, Edinburgh EH13 0LH  
TEL: 0131 447 9341

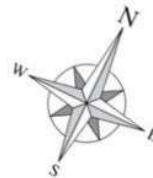
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DX 225 Edinburgh

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Approx  
36.3m<sup>2</sup>