

ALLINGHAM&CO

traditional values | modern practice

Telephone: 0131 447 9341
Email: property@allingham.co.uk



espc

133 Homeross House, 1 Mount Grange, EDINBURGH, EH9 2QZ
1 RECEPTION | 1 BEDROOM | 1 BATHROOM | EPC: C

This is a bright and well presented fourth floor flat which provides spacious 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 and nearby Morningside and Bruntsfield with a large variety of amenities as well as 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 or www.espc.com

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.





Accommodation

Entrance Hall with two storage cupboards

Lounge/Dining Room with views to Arthurs Seat

Fitted kitchen with wall and base units and stainless steel sink including electric cooker, washing machine and fridge/freezer

Double Bedroom with built-in wardrobes

Bathroom with bath and electric shower over the bath, sink vanity unit and WC

Electric Heating system throughout

Double Glazing

The Complex has a House Manager, secure entry phone system, 24 hour emergency care line system, laundry, residents' lounge and social events, guest suite and private residents parking.

All carpets and blinds are included



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ALLINGHAM & CO OFFICES

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134 Marchmont Road, Edinburgh EH9 1AQ
TEL: 0131 447 9341

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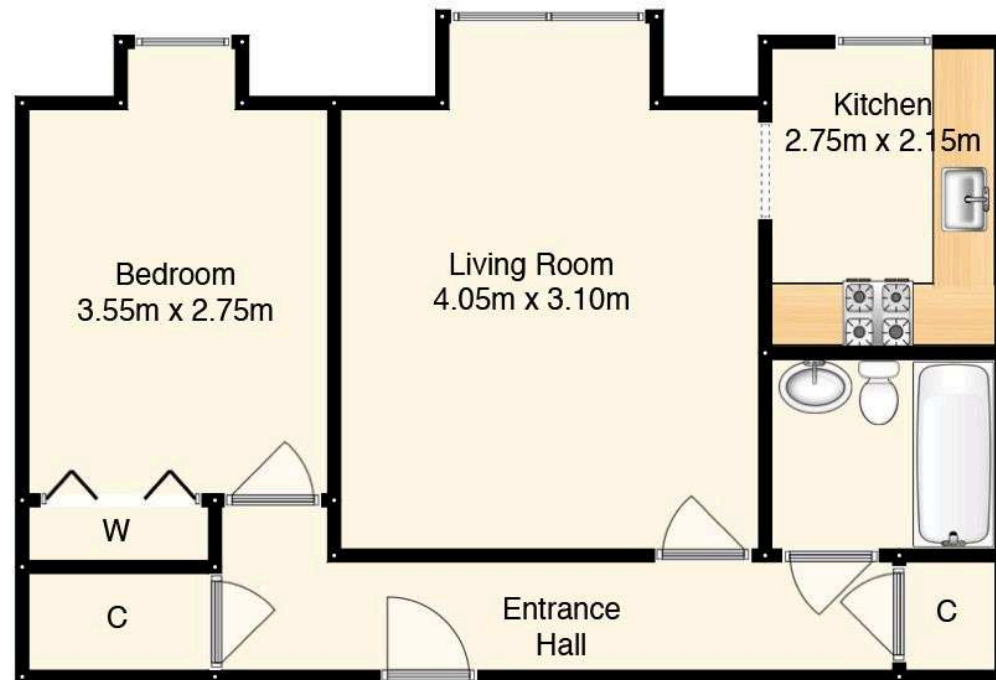
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

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
47.5m²

