

1/79 Mount Grange Edinburgh EH9 2QY

Fixed Price £178,000

- Entrance Hallway with storage cupboard
- Bright lounge/dining room
- Breakfasting kitchen with appliances included
- Two double bedrooms one with fitted wardrobe
- Bathroom fitted with three piece suite and electric shower over the bath
- Electric heating and double glazing
- Communal garden
- Private resident parking



Retirement Flat

This rarely available and spacious two bedroom first floor flat forms part of a modern retirement development within Edinburgh's highly regarded Marchmont district. The apartment is accessed via a secure entrance with stairs and a passenger lift to all floors.

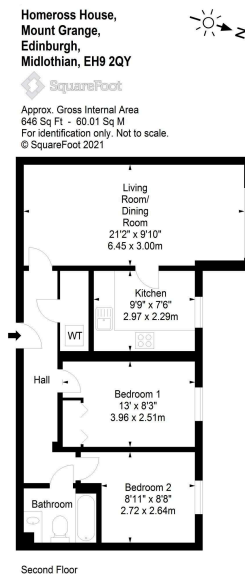
A broad reception hall with access to most rooms and storage cupboard, a light good sized lounge/dining room, door to the breakfasting kitchen and twin windows offers plenty of light and space, there are two double bedrooms with one featuring a fitted wardrobe. Bathroom features a three piece suite with mains shower over the bath. The property's specification includes electric off peak heating and is fully double glazed. Externally the gardens have well maintained shared grounds that display lawn, mature planted and seated areas.

Homeross House is a quiet, residential development with courtyard parking, in the heart of Marchmont. There are a range of independent delis, shops and eateries just moments away and hairdresser, chemists and doctor's surgery are also close at hand. The more extensive facilities of Edinburgh City Centre, Morningside and Bruntsfield are also easily accessible. For the outdoor enthusiast, the beautiful green open spaces of The Meadows to the north or the more rustic terrain of Braid Hills to the south. The nearby A702 allows the motorist easy access out of town and onto the City bypass, and a selection bus routes pass along Strathearn Road and Marchmont Road leading to the City Centre and beyond.

Council Tax Band D

Energy Rating B

Viewing by appointment call 0131 337 1800



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