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Homeross House 1 Mount  
Grange, Strathearn Road,  
Grange, Edinburgh, EH9 2QZ

FOR SALE

## Property Summary.

A truly exceptional fourth floor modern apartment which forms part of a courtyard development specialising in retirement homes. These properties have proved to be in high demand due to the specialist nature, which gives any resident the comfort, independence and privacy of their own home with the knowledge that assistance is on hand and that all facilities are fully managed.

This particular property boasts the most wonderful Westerly aspect with views to the Pentland and Craighouse Hills. Internally, the subjects have been modernised and finished to a high specification and offer a home that will appeal to many. A Fischer electric heating system serves radiators, complemented by double glazing, ensuring comfort and economy. There is a 24-hour call system with resident Warden/Manager in-situ Monday-Friday 8-5 pm. Other facilities include a lift, a Resident's Lounge and Laundry-room. Within the courtyard are communal garden areas, visitors' and resident's unallocated car parking spaces.





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A charming fourth floor modern retirement flat boasting a wonderful West facing private aspect with views to The Pentland and Craighouse Hills, offering a luxurious, superb modernised home.

## Features.

-  Hall
-  Lounge with box bay window
-  Modern fitted kitchen
-  Bespoke Luxury showerroom
-  Double Bedroom
-  Fischer electric heating system
-  Double glazing
-  Lift
-  Entryphone
-  24-hour Call system
-  In House Warden/Manager
-  Resident and Visitor parking facilities
-  Residents' Lounge and Laundry facility.

## Management Fee.

The monthly cost of this flat's share of the management fees which covers, cleaning, upkeep and maintenance of all communal areas and facilities, the Resident Manager, the call system and buildings insurance is approximately £180 per month.

## Extras.

All fitted carpets, the shutters, light fittings, showerroom fixtures, bedroom wardrobes, the induction hob, combination microwave, fridge, freezer and automatic washing machine.

All appliances will be sold as seen with no warranty or guarantees as to their working condition.

Other items of furniture may be available by separate negotiation.

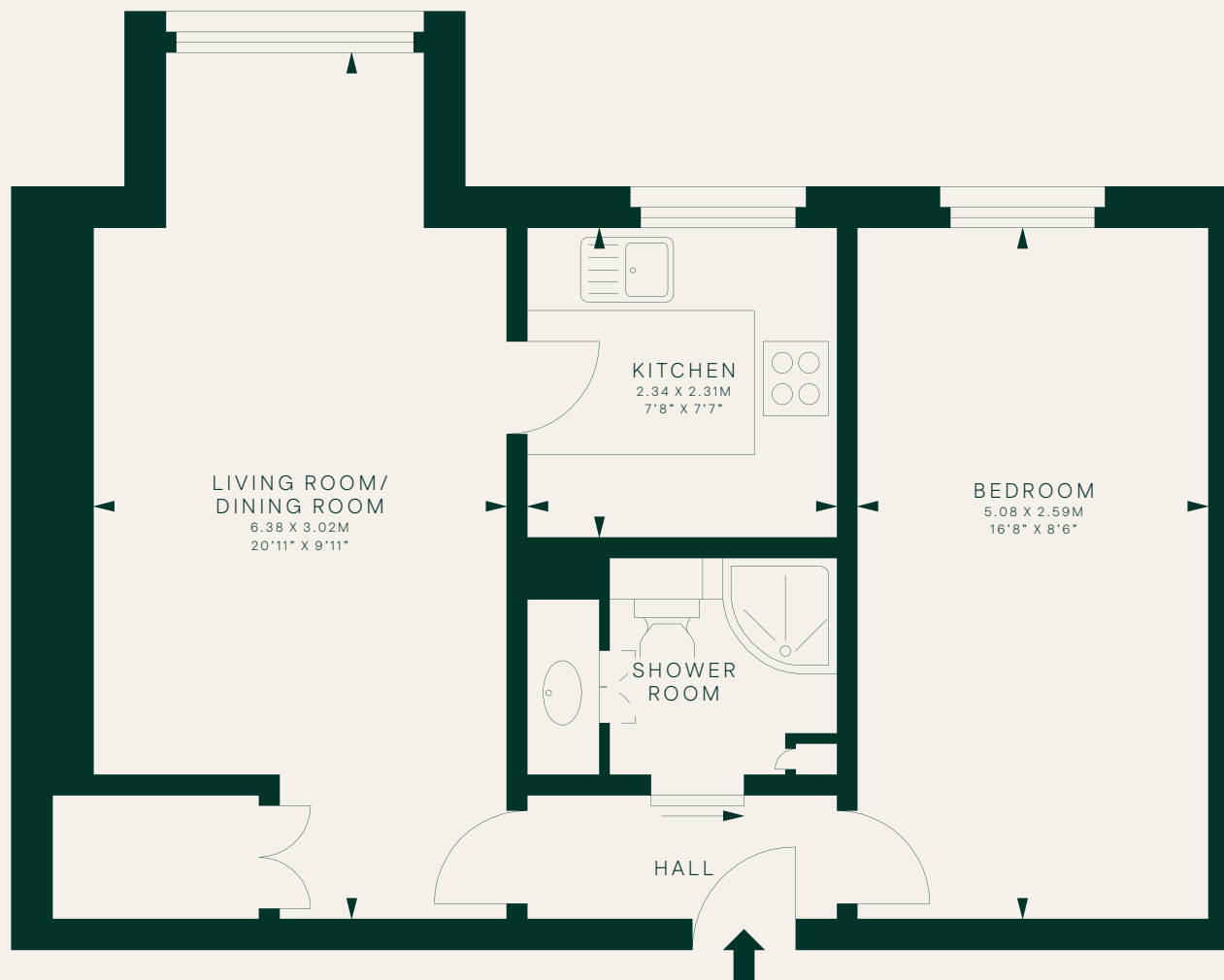


## Floor Plans.

For illustrative purposes | Not to scale

Approximate Gross internal Area 482 ft<sup>2</sup> / 44.78 m<sup>2</sup>

COUNCIL TAX BAND | C



## Location.

This development is located off Strathearn Road located within the prestigious area of the Grange. The area is extremely popular, known for its majestic period homes and Victorian tenement flats. A range of specialist shops are located on hand within Marchmont, with Morningside and Bruntsfield offering a larger choice, which includes a Waitrose, Marks & Spencer, Sainsbury and Tesco Local stores. The Dominion Cinema is also close-by in addition to a fantastic variety of quaint coffee shops and restaurants. Regular bus services operate to and from Edinburgh's city centre and to the surrounding areas with local Dental and Medical Practices also on hand.



Local Bus Stops



Train Station

## Contact.



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These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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