

MARCHMONT

RETIREMENT FLAT 2/3 CHALMERS
CRESCENT, HOMEROYAL HOUSE



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EPC RATING: D

OFFERS OVER £135,000



FULLY MODERNISED, BRIGHT WEST FACING GROUND FLOOR ONE BED RETIREMENT FLAT IN POPULAR MARCHMONT DEVELOPMENT

This immaculately presented modern apartment in this well renowned block has been beautifully upgraded and is ready to move into. The good-sized accommodation provides a large living/dining room leading to a cream shaker style kitchen. There is a pretty double bedroom with fitted wardrobes and a contemporary shower room. There is the added benefit of a south facing shared terrace, a well-appointed communal lounge with library area, laundry, guest suite, an onsite manager and 24 hour careline. Situated in the heart of Marchmont, a few minutes' walk from the Meadows, there are a wide range of local shops on your doorstep, excellent leisure facilities nearby and numerous bus services taking you all around Edinburgh, making this an ideal property for any retiree.

VIEWING

Pls Call Jardine Phillips 0131 446 6850

PROPERTY DESCRIPTION

- Hall with handy storage cupboard
- Living/dining room with lots of space for relaxing & dining and plantation shutters
- Great range of cream shaker style kitchen units and appliances with small breakfast bar
- Double bedroom with fitted wardrobes & plantation shutters
- Contemporary shower room with large walk-in electric shower, vanity sink unit & wc, with cream high gloss tiles.
- Electric panel wall heaters & hot water provided directly at source
- Upvc double glazed windows
- Communal areas include a south facing terrace, lounge with library, lift, laundry, guest suite and residents' parking.
- The development is managed by First Port and there is an on-site warden and a 24 hour careline, at a cost of approx. £240 per month.
- One resident must be aged 60 or over.

AREA

Marchmont is a very popular area in the south of the city which offers a wide range of local stores, independent retailers, coffee shops, bars & restaurants. Further supermarkets & amenities are available in nearby Morningside, Bruntsfield & Newington, a short drive or bus ride away, including a library, the very popular independent Dominion Cinema & Church Hill Theatre. Nearby Warrender Swim Centre provides great leisure facilities, and the flat is also well placed for lots of walks & open spaces, including the Meadows & Bruntsfield Links. There is easy access into town, via the local bus services, and out of town to the city bypass and the motorway network beyond.

EXTRAS

The blinds/curtains, light fittings, electric hob & oven, extractor fan and freestanding fridge freezer are included in the sale.

HOME REPORT VALUATION

£140,000

Sitting/dining room	17'9 x 9'6 (5.41 x 2.90m)
Kitchen	7'4 x 6'11 (2.24 x 2.11m)
Bedroom	16'2 x 8'5 (4.93 x 2.57m)

Contact:

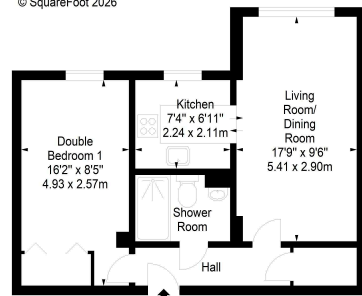
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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.
While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.
None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition.
No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

Homeroyal House,
Chalmers Crescent,
Edinburgh,
Midlothian, EH9 1TP



Approx. Gross Internal Area
476 Sq Ft ~ 44.22 Sq M
For identification only. Not to scale.
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Ground Floor

