Marchmont

1/93 Mount Grange
EH92QX

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Retirement Flat (3rd floor)

OFFERS OVER £130,000

- Hallway
- Livingroom
- Kitchen
- Bedroom
- bathroom

- Laundry room
- Communal Sitting area
- Communal rear garden
- Double Glazing
- Shared entry
- on Site Warden

Viewing - by appointment please
call Solicitors to arrange (0131) 554 6321















This spacious third-floor retirement flat is situated in the popular Marchmont area. A nearby bus stop provides convenient access to Morningside, Cameron Toll and the city centre. The property is an ideal choice for those looking to downsize while remaining close to the city centre.

Access is through a secure communal reception area, with a lift serving the upper floors. The flat opens into a hallway with a useful storage cupboard, an entry phone handset and access to all rooms. To the right of the entrance, the living room enjoys plentiful natural light from a window overlooking the car park and features an electric fire and access to the kitchen. Also overlooking the car park, the kitchen is fitted with base and wall units, an integrated oven, an electric hob and a freestanding fridge freezer. To the left of the entrance, the double bedroom offers excellent storage in a built-in double mirrored wardrobe. An internal shower room completes the accommodation, with a mains-powered shower, WC, wash hand basin and built-in storage.

Further benefits include electric heating, double glazing, well-maintained communal gardens, parking for residents and visitors within the development, a house warden, a communal lounge and laundry room, and a 24-hour careline system. Please note that residents must be at least 60 years old and able to live independently.

EXTRAS

All aforementioned white goods, any curtains, blinds, carpets sheds and light fittings to be included in the sale. No warranties to be given.

OFFERS

Offers over £130,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.



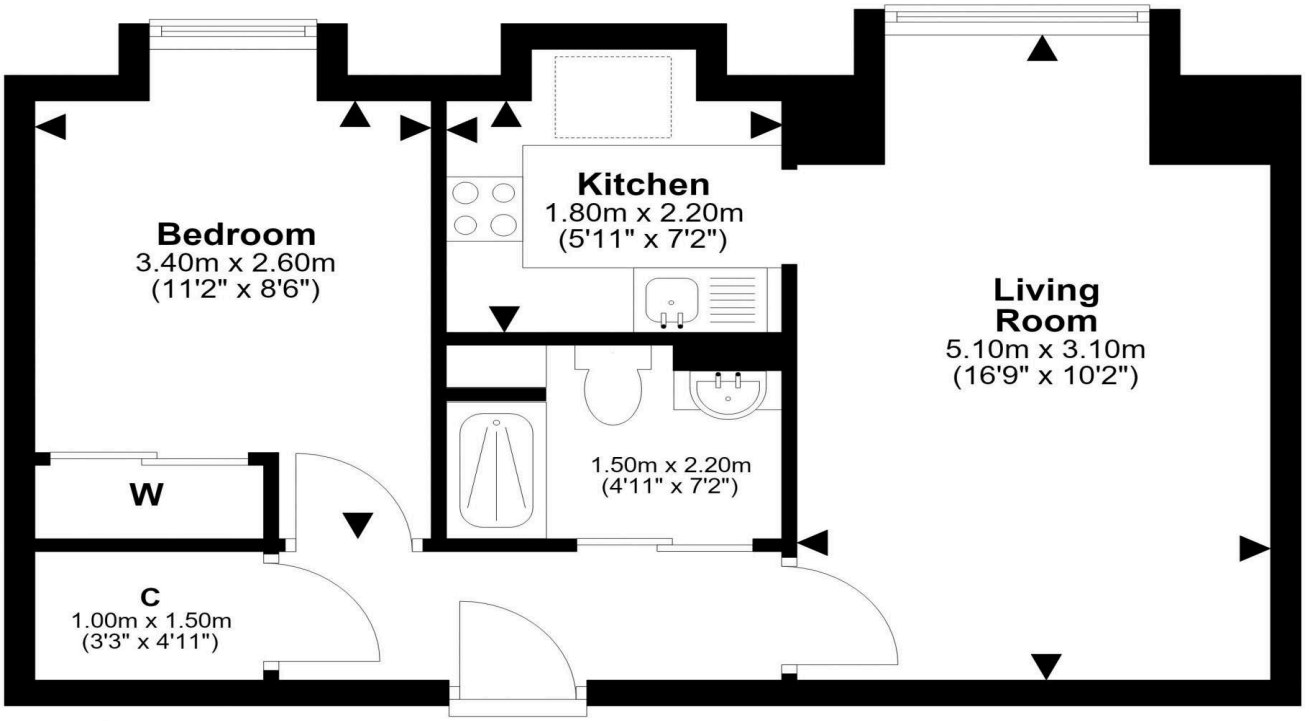


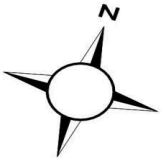












This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.

BEVERIDGE & KELLAS SOLICITORS

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