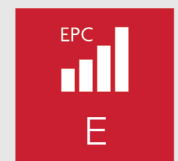




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Flat 120 Homeross House

Mount Grange, Strathearn Road,
Marchmont, Edinburgh,
EH9 2QZ





Summary

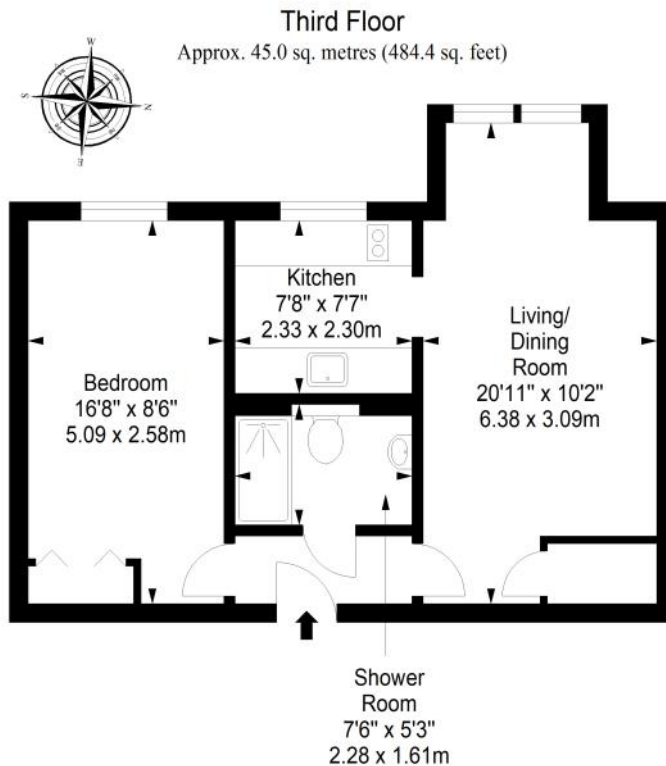
Forming part of a sought-after retirement development in Marchmont, this one bedroom fourth-floor flat has been renovated to a high standard throughout, offering a stylish home with contemporary fixtures and fittings. There is a large lounge and kitchen (used for activities and functions), a laundry room, 2 large well-kept communal gardens, private parking and storage for bikes and electric mobility aids. A full time manager ensures the development runs smoothly and his salary is included in the factoring fees as does the cleaning, upkeep and maintenance of all communal areas and facilities, the call system and buildings insurance. Extras: All fitted floor coverings, window coverings, light fittings, the integrated kitchen appliances, fitted bookcase and wall mounted TV will be included in the sale.

Features

- Fourth floor retirement flat in Marchmont
- Renovated to a high standard throughout
- Electric heating and double glazing
- Semi open-plan kitchen and living/dining room
- Double bedroom with built-in wardrobe
- Stylish shower room with rainfall shower
- Secure shared entrance and lift
- Beautifully maintained communal gardens with outside seating
- Private residents' parking
- Careline alarm system



Floorplan



Total area: approx. 45.0 sq. metres (484.4 sq. feet)

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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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