



2/7 Homeroyal House, Chalmers Crescent, Edinburgh, EH9 1TP

Well-Presented, One-Bedroom, Ground-Floor, Retirement Flat

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Property Description

Well-presented, one-bedroom, ground-floor, retirement flat, set within a purpose-built development. Located in Edinburgh's highly sought-after Marchmont area, just south of the city centre.

Comprises an entrance hallway, living/dining room, kitchen, double bedroom and shower room.

Highlights include a fitted kitchen with appliances, electric heating, double glazing and good storage provision, including a bedroom wardrobe and a hall store.

The development has secured entry, a concierge service, a 24-hour care line, a residential lounge, a lift service, private residential parking and regular social events.

A welcoming entrance hall, with access to a generous store, is finished with light, neutral decor and modern, wood-effect flooring. On the right, a reception room enjoys plenty of natural light from a wide, front-facing window and offers a versatile floor plan for both lounge and dining furniture, if desired. Conveniently accessed from the living room, a kitchen is fitted with wood-effect units and stone-effect worktops, whilst appliances include a freestanding cooker and a fridge.

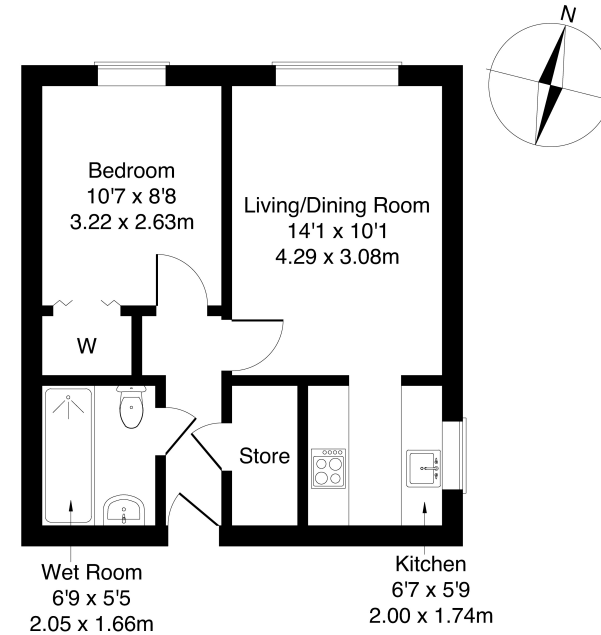
A good-sized double bedroom provides ample space for freestanding bedroom furniture and benefits from built-in wardrobe storage.

Completing the accommodation, a wet room comprises an accessible shower area, a two-piece suite, vanity storage and both tiled and panel splash walls.



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Approximate Gross Internal Area: (409 sq ft - 38 sq m.)

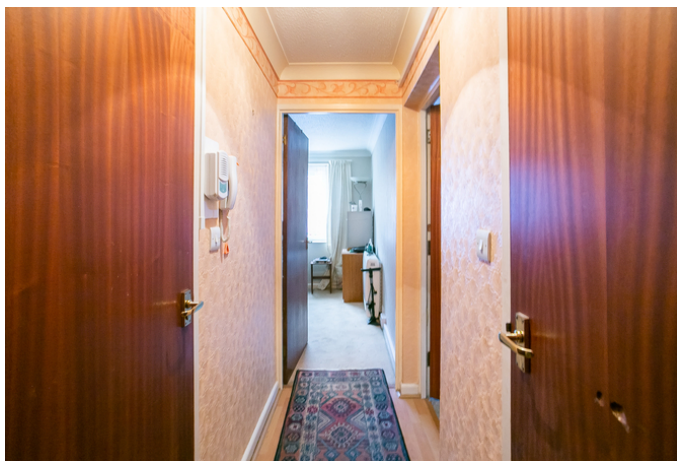


Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Marchmont is a sought-after area, well-placed for access to universities, hospitals, local amenities including extensive shopping in the vicinity, and excellent schooling including James Gillespie's Primary and High School, St Thomas RC High School and St Peter's RC Primary School. Neighbouring Morningside, Newington and Tollcross offer a wide variety of specialist shops, cafes, restaurants, cinemas and theatres. The open

green parklands of Bruntsfield Links and The Meadows are situated within close proximity, and include public tennis courts, playgrounds, and a pitch and putt course, whilst Holyrood Park, Arthur's Seat and the Salisbury Crags are located a little further to the east. With the city centre easily accessible on foot, the area has frequent bus services available from Marchmont Road and Melville Drive.





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