



Offers Over £95,000

Postcode: EH9 1TP

Bedrooms: 1

Council Tax: Band C

## Beautiful retirement flat in sheltered housing development

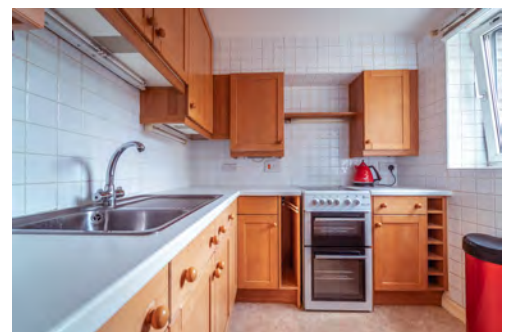
This is a particularly bright second floor "retirement" flat in ever popular Marchmont. It comprises hall, spacious living come dining room, pleasant bedroom with fitted wardrobe, kitchen with attractive wall and floor units, and shower room.

Within the building, there is a residents' lounge and a communal laundry as well as accommodation for guests, and on top of it, there is a shared roof terrace. There are resident management staff and an alarm service. An audio-controlled door entry system provides security and there are lifts to all floors in the building.

There are plenty of local shops - fishmongers, bakers and greengrocers, for example - and coffee shops pretty much just across the road or round the corner. A Sainsbury's Local and a Scotmid are close by too and when more major stocking up is needed, the Morningside Waitrose and the Cameron Toll Sainsbury's and Aldi are only a short drive away.

Walks through The Meadows are just themselves just a short walk away. It's also easy to get to the cinema (the Dominion in Morningside or the Cameo in Tollcross) and the theatre (the Kings, also in Tollcross, and the Festival Theatre, just down from the Bridges) and there are regular concerts at The Queens Hall in Newington. The stops for the No. 41 bus are just a short walk away, meaning that it is very easy to get to and from the City Centre, but there is also private off street parking for those with cars.

The property is in good decorative order throughout and viewing is certainly recommended. Double glazing helps keep it quiet and warm and the hot water comes from an electric combi boiler that was fitted in 2017. All curtains and blinds and the cooker and fridge freezer are included in the price. Other items of furniture can remain in the property as the buyer wishes.

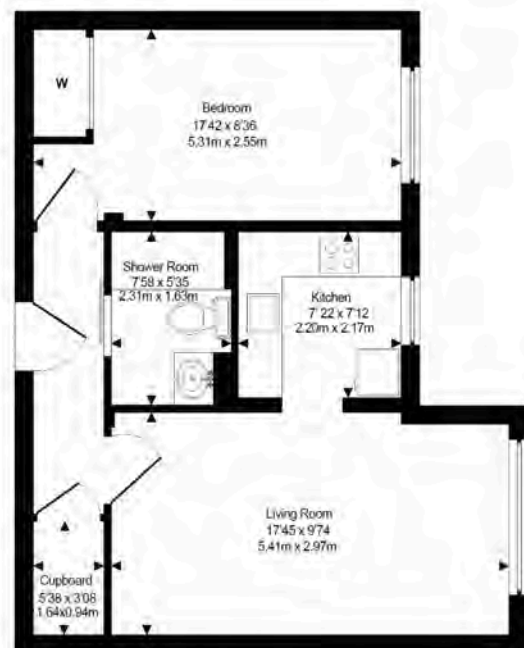


# 2/19 Homeroyal House, Chalmers Crescent, Marchmont

## Accommodation

The accommodation is extremely well presented and comprises:

- Hall: The entrance door is just along the landing from the lift. Open it and the bedroom is to the left, the living room is to the right and straight ahead is the shower room. Borrowed light can come from the living room and bedroom, but there is also a ceiling-mounted strip light. A deep walk-in cupboard with its own light is beside the living room door and provides lots of storage space as well as housing the combi boiler. The pull cord for assistance is also beside the living room door. Carpet. Smoke alarm and carbon dioxide detector. Single power point.
- Living Room: 17'5" x 9'7". The twin windows make this a naturally bright sitting and eating area. There is plenty of space for soft furnishings as well as a dining table and chairs. The windows have venetian blinds and are set above a deep tiled sill that makes an open display area and there is also a fixed display shelf above the slimline wall-mounted Fischer heater. The heater is temperature controlled, making it an efficient way of keeping the room nice and cosy. An arch makes an attractive feature but also serves a more functional purpose as the way into the kitchen. The windows and the glazed upper panels in the kitchen door keep the room nice and light throughout the day, but when artificial illumination is needed, there are two decorative wall lights. Carpet. Entryphone handset. TV and FM radio points. Four double power points.
- Kitchen: 7'2" x 7'1". The attractive oak wall and floor units on two walls provide really excellent storage as well as plenty of worktop space. They also come with a built-in towel rail and, rather less of a reminder of the washing up, a wine rack. The stainless steel sink and drainer has a swan-neck mixer tap to help get the water temperature right for that washing up. Three of the walls are fully tiled and that makes the most of the good natural light that comes through the large single window. The appealing combination is a bright and fresh cooking and working area. A wooden shelf over the cooker provides open storage and display space. The door from the lounge is a sliding one, which maximises the useable space, while the fact that there is a door means that, however appealing the cooking aromas might be, they can be kept from spilling through into the sitting area. The slide in cooker and the fridge freezer are to be included in the price. Vinyl flooring makes any spillages easy to deal with. Ceiling-mounted fluorescent light fitting. Extractor fan. Power points – two double, three single.
- Bedroom: 17'4" x 8'4". A very pleasant sleeping apartment, with a quiet and relaxing feel. Its generous dimensions will easily take freestanding furniture, although the deep fitted wardrobe will take care of pretty much all the clothes that need hanging space. It also has two shelves over the hanging rail, giving more useful storage, and everything can be more easily seen thanks to the internal light. The (folding) wardrobe doors are mirror-fronted and being opposite the window accentuate the natural light it provides. The window itself is set above a deep sill and has a roller blind as well as curtains. The two wall lights come with a dimmer switch. Carpet. Storage heater. Power points – two double, one single. TV and telephone points.
- Shower Room: 7'6" x 5'4". A large walk-in shower compartment means that there is no awkward step over the side of a bath to negotiate first thing in the morning, and the control unit for the electric shower (fitted in 2018) is also at a conveniently low level. The oval wash-hand basin is set in a vanity unit that incorporates a double storage cupboard and the suite is completed by a close-couple WC. All the walls are fully tiled. There is a circular wall light and a strip light over the wash-hand basin. High level electric wall heater. Vinyl floor covering. Extractor fan.



## Viewing

Sunday 2-4pm; or by appointment, telephone 0131 510 8740.

Note: The title deeds make it clear that the property is "sheltered accommodation". Buyers must be of a certain minimum age and must "be capable of leading an independent life."