



Postcode: EH9 1TP

Bedrooms: 2

Council Tax: Band D



Particularly bright second floor “retirement” flat in ever popular Marchmont

This is a particularly bright second floor “retirement” flat in ever popular Marchmont. It comprises hall, a very spacious and attractive living come dining room, double and single bedrooms, both with fitted wardrobes, a good-sized kitchen and shower room.

## 2/45 Homeroyal House, Chalmers Crescent, Edinburgh



Homeroyal House is a retirement housing complex built in 1987 and run by FirstPort. It provides lifts to all floors in the building, a large residents' lounge with roof terrace, a communal laundry and accommodation available for guests to book. A resident management staff member works office hours. The audio-controlled door entry system provides security and an alarm call service is available in every flat. A number of resident led activities take place on a regular basis.

Local amenities are easily accessible. Local shops include fishmongers, bakers and greengrocers, and there are 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 Sainsbury's and Aldi at Cameron Toll are only a short drive away.

Walks around and across The Meadows are just a short walk away and there is easy access to the cinema (the Dominion in Morningside or the Cameo in Tollcross), the theatre (the Festival Theatre, just down from the Bridges) while there are regular concerts at The Queens Hall in Newington.



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## 2/45 Homeroyal House, Chalmers Crescent, Edinburgh



The property is in good decorative order throughout. The main apartments have pleasant emulsion finishes to the walls, covings and textured ceilings. Heating is provided by an electric fire in the living room and electric panel heaters in the bedrooms. Double glazing helps keep the flat quiet and warm and the hot water comes from an electric heater.

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.

Viewing is most certainly recommended.



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No warranties are made regarding the working order of appliances. These particulars are not contractually binding and statements or plans are not warranted. Dimensions are approximate. Interested parties are advised to note interest with Mattac as soon as possible and in the event of a closing date the seller shall not be bound to accept the highest or any offer. Offering Solicitors are advised to use the Scottish Standard Clauses (SSC). Any Offer which does not use the SSC may be responded to by deletion of the non-standard clauses and replacement with the SSC.



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## Features

Double-glazing and electric heating.

## Viewing

Viewing is by appointment with the selling agents. A video tour is available online.

## Notes

White goods, fitted floor coverings, light fittings and window coverings are included. No warranty will be provided in respect of white goods, nor is any warranty provided that smoke detection systems in the property are compliant with current regulations.

The title deeds make it clear that the property is “sheltered accommodation”. Buyers must be of a minimum age of 60 and “be capable of leading an independent life.”

