



HUNTERS
RESIDENTIAL



2 CHALMERS CRESCENT,
Flat 47 Homeroyal House, Marchmont, Edinburgh, EH9 1TP

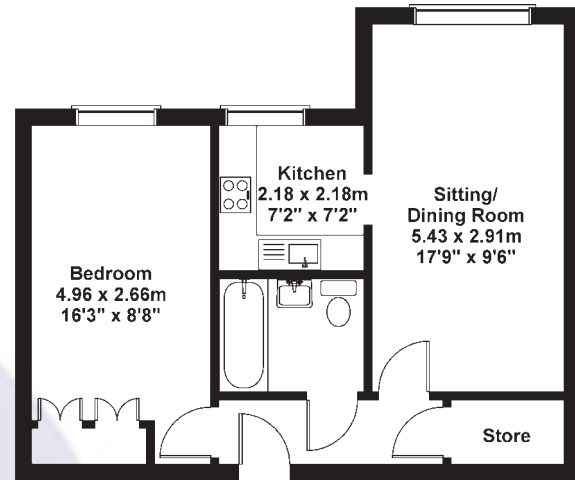
Flat 47 Homeroyal House, 2 Chalmers Crescent, Marchmont, Edinburgh, EH9 1TP

Fixed Price £74,950

Viewing: By appointment through selling agents on 0131 447 4747

GENERAL DESCRIPTION

A bright, centrally located fifth floor flat forming part of an attractive retirement development within walking distance of excellent local facilities and buses. The property is managed by Peverel, has a house manager and 24 hour call system which is in operation. There is a communal residents' lounge and delightful sundeck, kitchen facility, laundry, guest room and two lifts leading to all levels. The accommodation comprises; hall with storage cupboard, sitting/dining room, fitted kitchen with floor and wall mounted units, double bedroom with built in wardrobes and bathroom with three piece suite. The property is double glazed and has white meter electric heating.



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY
The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans
www.potterplans.co.uk

- Serviced residential development
- House manager and 24 hour call system
- Residents' lounge and sundeck
- Laundry and guest room
- Hall with storage
- Sitting room/dining room
- Fitted kitchen
- Double bedroom with wardrobes
- Bathroom with three piece suite
- Double glazing
- White meter heating

AMENITIES

Airport – 8.5 miles away
Train Station – 1.7 miles away
Public transport – within walking distance
Council Tax Band - C

LOCATION

Homeroyal House is situated on Chalmers Crescent in the heart of the popular Marchmont area which offers excellent local amenities and public transport leading to Princes Street and other areas. There is a good range of local shops provided in the immediate vicinity whilst supermarket shopping is available at Morningside and Bruntsfield less than a mile away from the property. Also within the local area is a bank, health centre and a variety of cafés and bistros. For the more active, Warrender Swimming Pool is located on Thirlestane Road and the open parkland of the meadows are within a few minutes walk.

FACTOR

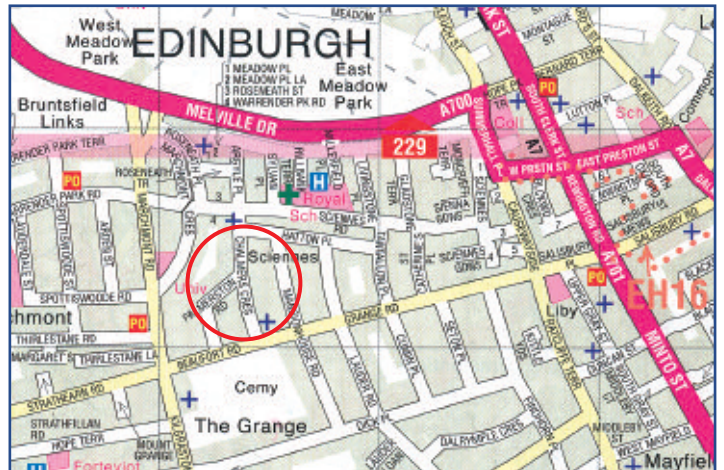
The property is managed by Peverel Scotland and the annual fee covers the residents' manager, 24 hour call system, general maintenance, buildings insurance, communal lounge, laundry and general building cleaning.

ACCOMMODATION

LOUNGE	17'9" x 9'6" (5.4m x 2.9m)
KITCHEN	7'2" x 7'2" (2.8m x 2.8m)
BEDROOM	16'3" x 8'8" (4.9m x 2.6m)
BATHROOM	

NOTE

Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and /or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.



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