



lindsays

1 (GF2), Balcarres Street,
Morningside, Edinburgh, EH10 5JB

"A superb ground floor 1 bedroom flat with private front garden and shared rear garden"

- Shared entrance
- Hall
- Elegant sitting room/dining room
- Separate fitted kitchen with window to rear
- Secure external storage cupboard located in the communal stair
- Well proportioned double bedroom
- Box bedroom/study
- Bathroom with shower
- Gas central heating (a new boiler was installed in 2023)
- Double glazing
- Shared south facing rear garden
- Private front garden
- Excellent local amenities

EPC Rating C

OFFERS OVER £260,000



Description

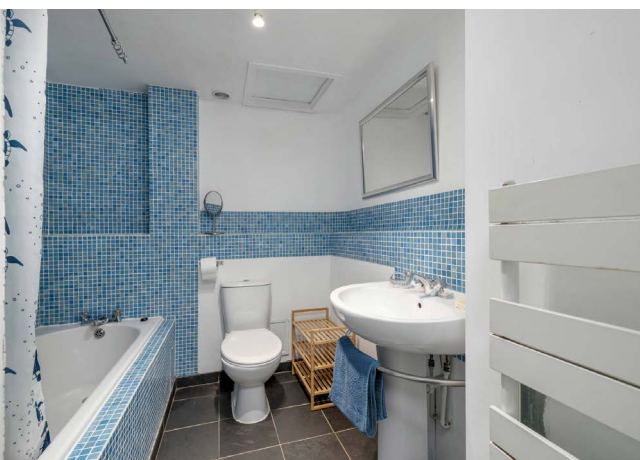
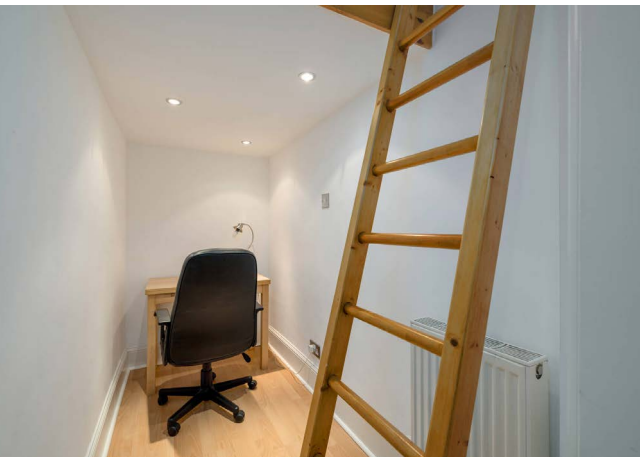
A superb ground floor flat with private front garden and well maintained south facing shared rear garden, which is well presented throughout and forms part of attractive traditional tenement. In brief accommodation comprises; shared entrance, secure external storage cupboard located in the communal stair, hall with panelled doors giving access to all rooms and good storage; elegant sitting room with ample space for dining table, attractive recess with exposed brickwork housing electric fire and window overlooking private front garden; separate modern fitted kitchen with window to the rear; well proportioned double bedroom with fireplace and built in mirrored wardrobe which is quietly located to the rear; extremely useful box bedroom/study which provides excellent storage space and bathroom with shower. The property benefits from double glazing and full gas central heating, a new boiler was installed in 2023. To the front of the property there is an easily maintained private garden and to the rear there is a well maintained south facing communal garden with drying area. The property is situated in the highly regarded and sought after residential area of Morningside which is within walking distance of excellent local amenities and a variety of popular bars and restaurants.

Area

Morningside is a highly respected and much sought after residential area of the city, typified by broad tree lined avenues and substantial property styles set within large attractive gardens. Situated little more than 2 miles south of Princes Street, it is an area which successfully combines city centre accessibility with a leafy suburban environment. Local shopping facilities are first class and are within a few minutes. A large branch of Waitrose, a Marks & Spencer food outlet, a delicatessen, cheesemonger are to name but a few. There are a number of delightful individual boutiques and gift shops, popular coffee houses, restaurants and bars. There is also a cinema and a theatre. The local primary and secondary schools have an excellent academic reputation and there are a number of the city's private schools, including George Watson's College, within a few minutes on foot. The Merchants of Edinburgh Golf Course, the Craiglockhart Sports and Tennis Club, Hillend Winter Sports Centre, The Hermitage of Braid and the wonderful open spaces of the Pentland Hills Regional Park are all either within walking distance or within a short drive. Mortonhall Golf Club and the Braid Bowling and Tennis Clubs and of course the Blackford Hill and Pond. Furthermore, Edinburgh International Airport and the city by-pass/central motorway network are all readily accessible.

Viewing

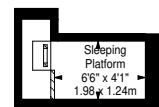
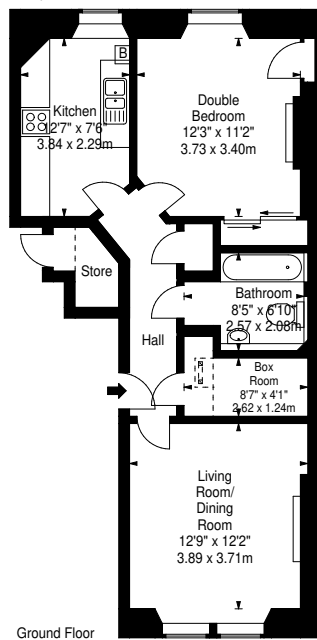
Sunday 2-4pm or by appointment contact Lindsays on 0131 229 4040



Balcarres Street,
Edinburgh, EH10 5JB



Approx. Gross Internal Area
580 Sq Ft - 53.88 Sq M
Sleeping Platform
Approx. Gross Internal Area
26 Sq Ft - 2.42 Sq M
Store
Approx. Gross Internal Area
19 Sq Ft - 1.77 Sq M
For identification only. Not to scale.
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T: 0131 229 4040 E: edinburghproperty@lindsays.co.uk W: property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.