



21/5 Balcarres Street  
Morningside, Edinburgh, EH10 5JD

CALL US ON 0131 447 4747



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For price and viewing information please visit [gillespiemacandrew.co.uk/properties](http://gillespiemacandrew.co.uk/properties) or call 0131 447 4747

- Shared secure entry.
- Stairs & lift to all levels.
- Reception hall with excellent walk-in storage room.
- Attractive south facing living room/dining room facing the front of the building.
- Juliet style balcony.
- Modern fitted kitchen with appliances.
- Good sized double bedroom.
- Walk-in wardrobe.
- Contemporary fitted shower room.
- Electric heating.
- Double glazing.
- House manager.
- 24 hour careline system.
- Communal lounge.
- Laundry room.
- Guest suite.
- Communal gardens.
- Residents' permit parking.



## GENERAL DESCRIPTION

A superb ground floor flat situated within the sought after retirement development in the highly desirable Morningside district of the city perfectly positioned for access to a wide range of local amenities and a short journey to the South of Edinburgh City Centre. The property is ideal for someone downsizing and looking to stay in a vibrant development and location and is brought to the market in a move-in condition.

## FACTORING NOTE

The block is factored by McCarthy & Stone at an approximate charge of £237.21 per calendar month. This covers the maintenance of all the common areas and also the block buildings insurance. Subject to availability the optional car parking permit is £250 per annum. Residents must undergo an assessment to be approved by McCarthy & Stone. For individual residents they must be 60 years old or over and for couples one must be over 60 and the other over 55 years old. No resident under 55 years old is permitted.

## LOCATION

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 just under 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 walk. A large branch of Waitrose, a Marks & Spencer food outlet, a delicatessen, cheesemonger, fishmonger and family butcher, are to name but a few. There are a number of delightful individual boutiques and gift shops, popular coffee houses, restaurants, bars and there is also a cinema and theatre. 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. Furthermore, Edinburgh International Airport and the city by-pass/central motorway network are all readily accessible.

TRAIN STATION: APPROXIMATELY 2.3 MILES TO HAYMARKET STATION.  
AIRPORT: APPROXIMATELY 8.6 MILES TO EDINBURGH AIRPORT.

BUSES: WITHIN 100 METRES.  
COUNCIL TAX BAND: D.

**EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE/FREEZER AND FREESTANDING DISHWASHER.**



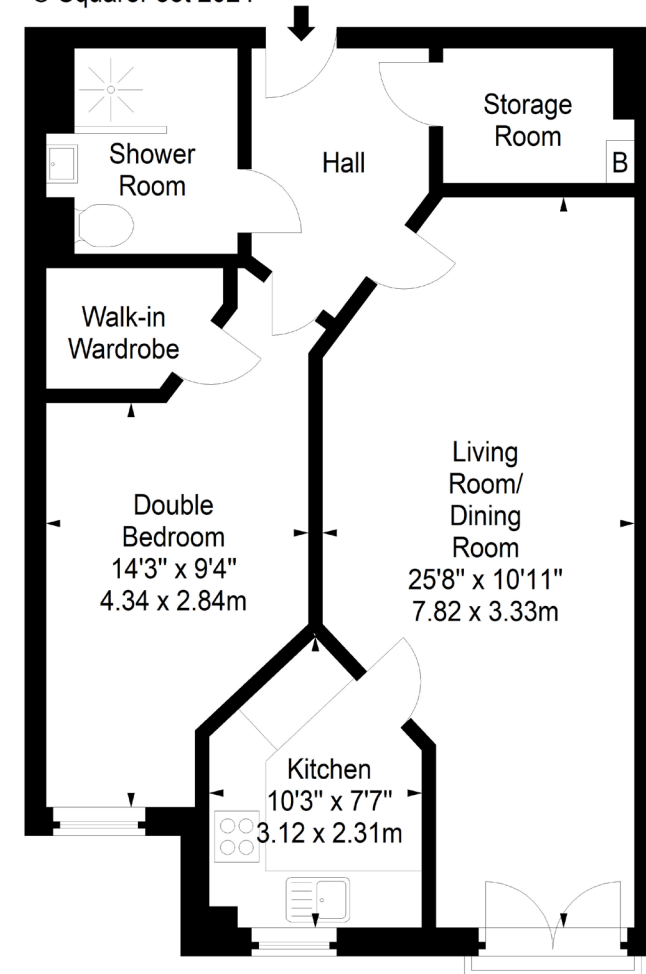




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Edinburgh, EH10 5JD



Approx. Gross Internal Area  
629 Sq Ft - 58.43 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



Ground Floor



ENERGY PERFORMANCE  
CERTIFICATE RATING C

76 - 80 Morningside Road, Edinburgh, EH10 4BY  
T: 0131 447 4747

WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://GILLESPIEMACANDREW.CO.UK/PROPERTIES)

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.