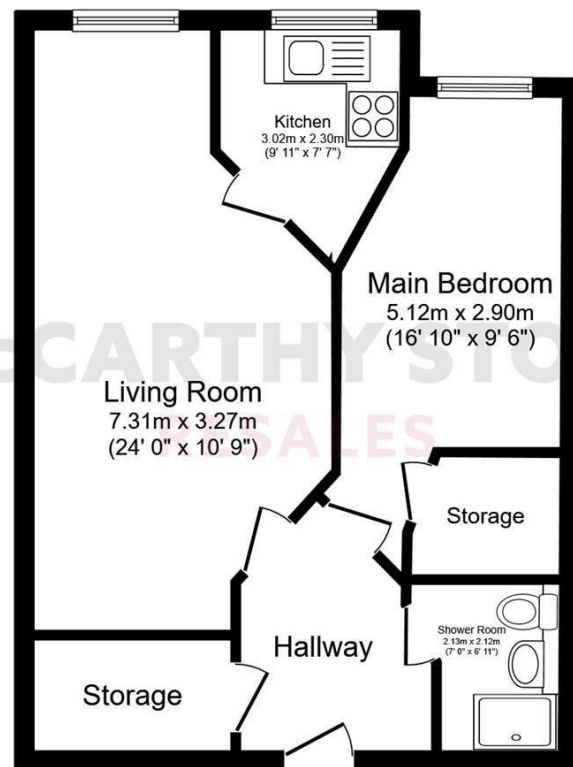


McCARTHY STONE RESALES

FLAT 5 STEWART TERRACE BALCARRES STREET, EDINBURGH, EH10 5JD

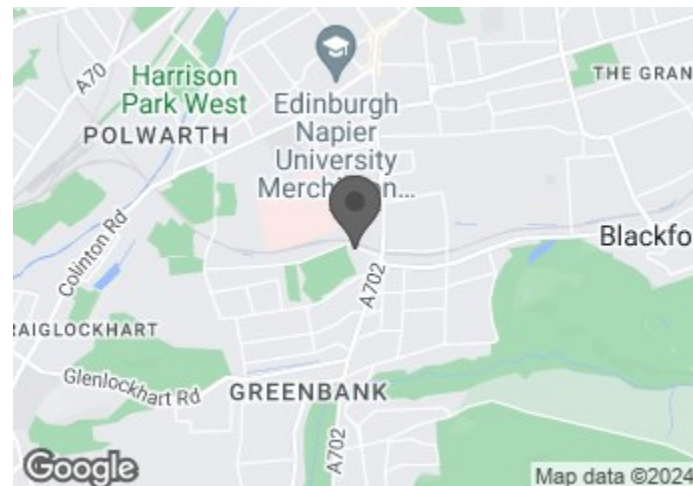


Total floor area 46.0 sq.m. (496 sq.ft.) approx

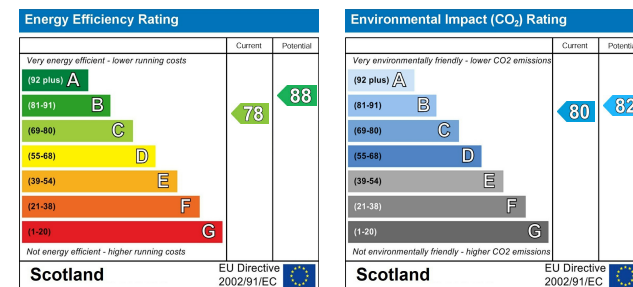
Printed Contact Details...

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COUNCIL TAX BAND: A



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Immaculate low maintenance and energy-efficient one bedroom retirement property with balcony and on site parking available. Located on the second floor with lift access, Stewart Terrace is situated in the sought after area of Morningside, Edinburgh

OFFERS OVER £280,000 FREEHOLD

For further details, please call **0345 556 4104**
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FLAT 5 STEWART TERRACE, 4 BRUCE STREET, EDINBURGH

1 BED | OFFERS OVER £280,000

SUMMARY

Stewart Terrace is located on Balcarres Street, with access to Flat 5 off Bruce Street, and was purpose built by McCarthy Stone for independent senior living. The development complex consists of 33 one and two bedroom apartments offered to a high specification, exclusive to the over 60's. You will benefit from a friendly House Manager to keep everything running smoothly, access to communal areas like the lovely residents' lounge where you can meet your neighbours at coffee mornings and enjoy social activities including film nights and exercise classes. The development also offers a hotel-style Guest Suite for hosting friends and family, a mobility scooter area and charging point, attractive landscaped gardens with seating areas and resident permit parking.

LOCAL AREA

Located just 3 miles from Edinburgh city centre, Morningside is an affluent suburb of the capital with a reputation as one its most desirable residential areas. Stewart Terrace is less than 400 yards from Morningside Road, the bustling heart of Morningside. Here you will find a wealth of shops, cafes and services ranging from Waitrose, Marks & Spencer and Sainsbury's to delicatessens, bakeries, florists, pharmacies, opticians and Medical Services. Walking distance from Bruce Street you will find the lovely Morningside Park and for dog walkers and the more energetic, Easter Craiglockhart Hill Local Nature Reserve.

ENTRANCE HALL

Welcoming entrance hall with a generous walk-in storage cupboard. The 24hr emergency response system has pull cords located in the entrance hall and shower room giving peace of mind, pendants are also provided. There are illuminated light switches, a smoke detector and apartment security door entry system. Doors lead to the bedroom, living room and shower room.

LIVING ROOM

Spacious living room benefiting from a Juliet balcony plus full length windows creating natural light. The living room and throughout the apartment has neutral decor. There is ample space to accommodate a dining table and chairs and the room is well appointed with raised electric sockets, attractive light fittings, TV and telephone points. Partial glazed door leads onto a separate kitchen.

KITCHEN

Well appointed fully fitted kitchen with tiled floor. Stainless steel sink with lever taps. Built-in eye level oven, ceramic hob with extractor hood and fitted integrated fridge freezer. There is a floor level heater and decorative roller blind.

BEDROOM ONE

Spacious double bedroom with a walk-in wardrobe featuring hanging rails, shelving and storage space above. The room is well appointed with electric sockets, ceiling lights, TV and phone point.

SHOWER ROOM

Contemporary fully tiled and fitted with suite designed with both safety and comfort in mind, comprises walk-in shower, WC, vanity unit with sink and illuminated mirror above.

INCLUSIONS & ADDITIONAL SERVICES

- Carpets, curtains, blinds and integrated appliances as seen
- Standard Broadband available (Up to 24Mbps download speed, Up to 1 Mbps upload speed)
- Safety and Security - door camera entry, fire-detection system and 24 hour emergency call-out system
- Mains water and electricity
- Electric wall mounted electric heaters
- Mains drainage
- Access to residents' communal lounge and landscaped gardens
- Laundry room facilities in both buildings

SERVICE CHARGE

- Cleaning of communal windows
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- 1% Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- Cost of House Manager

Service charge to Aug 2024 1 Bed apt £2540.88 per annum.

PRIVATE PARKING (PERMIT SCHEME)

Private Parking for residents by permit may be purchased annually.

