

**50/12 Balcarres Street
Edinburgh EH10 5JQ**

Offers Over £195,000

- Well proportioned 1 bedroomed tenement flat
- Sought after location
- Lounge/Diner
- Kitchen with wall and floor mounted storage
- Spacious double bedroom
- Bathroom with three piece suite with mains shower over bath
- Double glazed sash and case windows & gas central heating
- Communal garden & on street permit parking

Council Tax Band: B

Tenure: Freehold

Annual Service Charge: £104

Shared Ownership: N



Traditional Second Floor Flat

Blair Cadell are delighted to present this bright one bedroomed tenement flat situated in the highly sought after Morningside area of the city. Beautifully presented throughout and situated close by to superb local amenities, this property provides an excellent opportunity for first time buyers and young professionals.

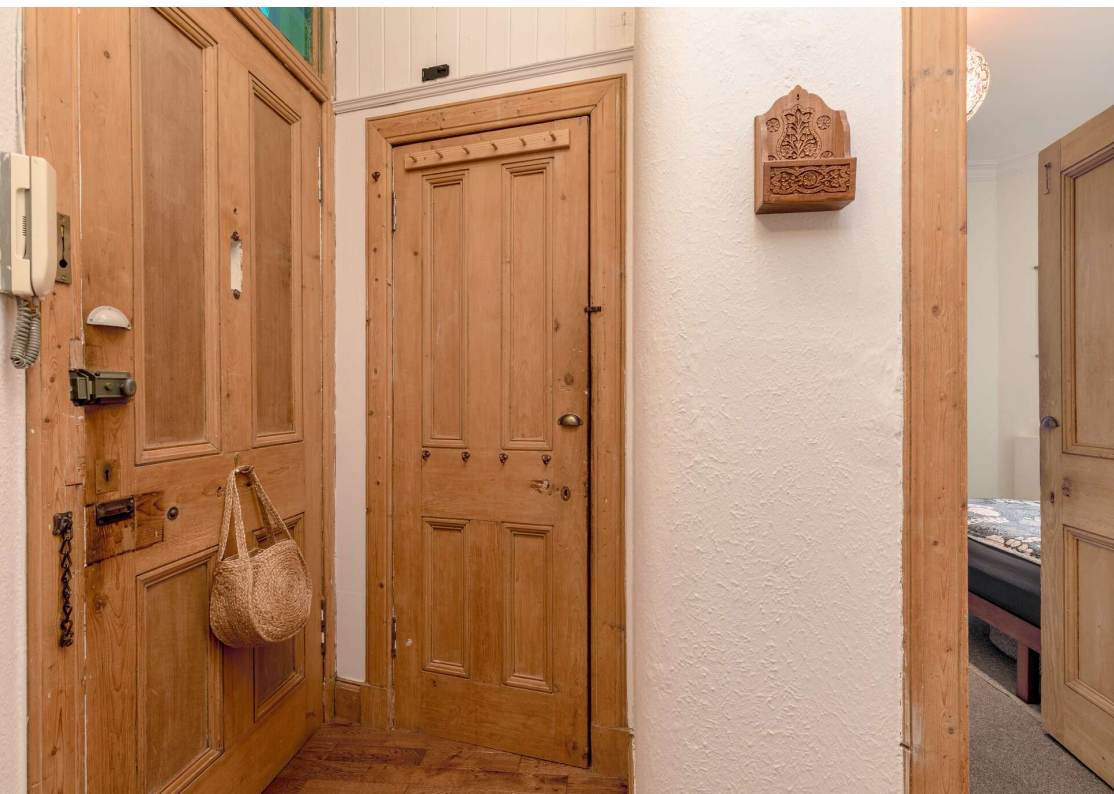
The property features a newly installed secure entry system, welcoming entrance hallway. The spacious lounge and dining area provides the perfect setting for entertaining friends and family, while the well-equipped kitchen offers a gas hob and electric oven, newly purchased washing machine, fridge-freezer, and ample wall and floor-mounted storage. A bright and well-proportioned double bedroom complements the home, along with a bathroom fitted with a traditional three-piece suite, including a cast iron bath with mains shower over and heated towel rails. Additional benefits include gas central heating, a smart meter, and double-glazed sash-and-case windows, ensuring excellent energy efficiency. Externally, residents can enjoy access to a peaceful communal walled garden and benefit from convenient permit parking. Please note there is a quarterly charge of £26 towards the cleaning of the communal stairwell.

Morningside is a vibrant and highly desirable area of Edinburgh, located just south of the city centre. Known for its charming atmosphere and excellent amenities, the area offers a wide selection of independent boutiques, artisan coffee shops, bookshops, restaurants, and bars. For everyday essentials, Waitrose, M&S Foodhall, and Sainsbury's Local are nearby.

Entertainment and leisure options include the much-loved Dominion Cinema, a local theatre, and the Craiglockhart Leisure and Tennis Centre. For those who enjoy the outdoors, Blackford Hill, Hermitage of Braid, and Braid Hills offer beautiful green spaces ideal for walking, running, or simply enjoying the views.

Viewing By appointment 0131 337 1800





Balcarres Street, EH10 5JQ

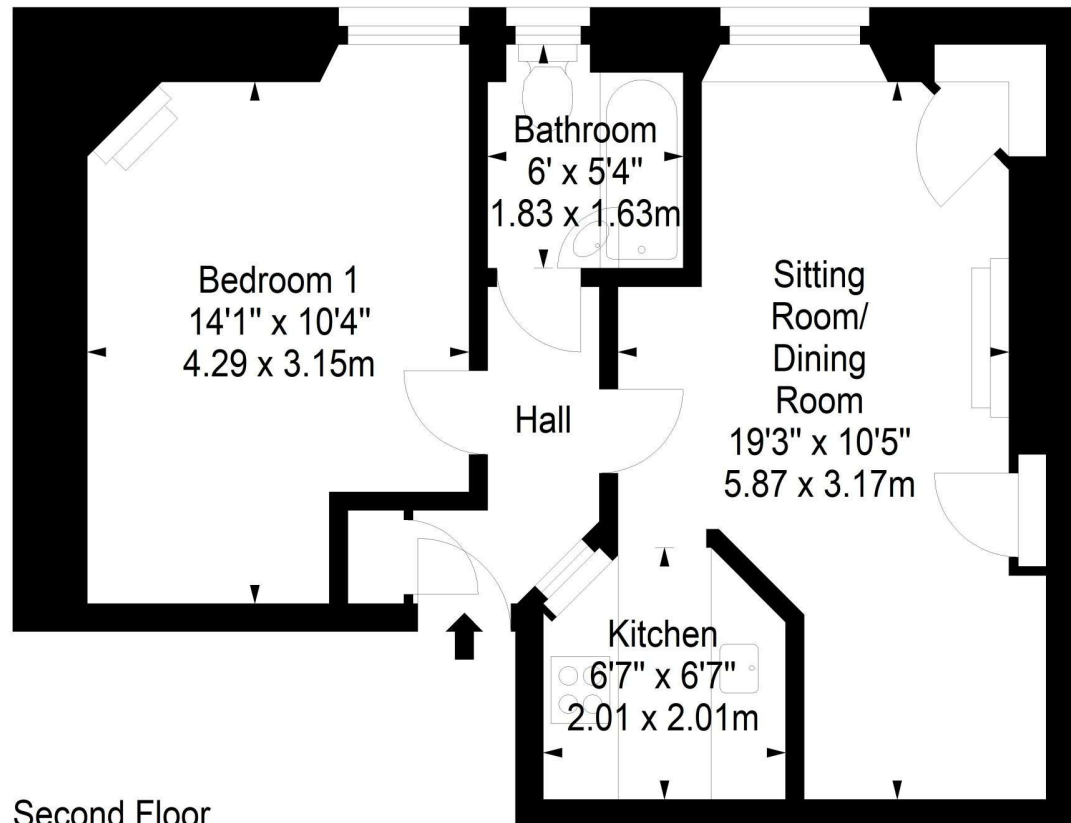


Approx. Gross Internal Area

443 Sq Ft - 41.15 Sq M

For identification only. Not to scale.

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Second Floor



Property Centre:
1 Harrison Gardens
Edinburgh EH11 3NA
Tel: 0131 337 1800
Fax: 0131 337 1118

DX ED 92, Edinburgh
E-mail: property@blaircadell.com
www.blaircadell.com



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