



Solicitors & Estate Agents










Offers Over
£180,000

32/4 Balcarres Street

Morningside | Edinburgh | EH10 5JF

Located within a classic tenement building in Morningside, this ground-floor flat features well-presented modern interiors, complemented by contemporary fixtures and fittings. The stylish one-bedroom flat includes a private decked garden, access to a well-maintained shared garden, and unrestricted on-street parking, offering a chic city living experience in one of Edinburgh's most desirable suburbs.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Permit Parking
-  Private and Communal Rear Gardens
-  EPC Rating – C
-  Council Tax Band – B



Description

Accessed via a secure entry system and a shared communal hallway, the front door opens into an entrance hall with convenient built-in storage. The tastefully presented reception room boasts stylish ambient lighting, open display shelving, and an abundance of natural light from full-height glazing that opens onto a charming private garden. The comfortable reception area offers versatile space for both living and dining furniture and includes direct access to a well-appointed contemporary kitchen. The kitchen is fitted with glossy cabinetry and wood-styled worktops, providing ample storage and workspace, and is equipped with an integrated oven, gas hob, and overhead extractor fan. Blending classic and contemporary styles, the double bedroom features useful built-in storage, traditional cornicing, a tall sash window, and tranquil garden views. The shower room includes a glazed shower cubicle, while a separate WC boasts metro tiling and vanity storage. The home's living space is double-glazed and has gas central heating throughout.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Externally, the flat enjoys an enclosed decked rear garden which is a great quiet retreat along with access to a well-maintained shared garden. The street has residential permit parking in place along with free on street parking in certain areas.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

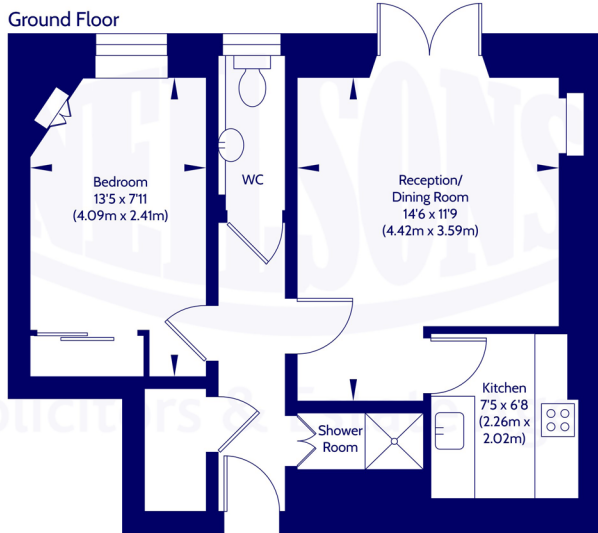
Long regarded as one of Edinburgh's most prestigious residential areas, leafy Morningside lies just two miles south of the city centre and offers an exceptional lifestyle. Popular with families, professionals, and students alike, the area combines a tranquil village atmosphere with easy access to the city's business district and leading universities. This property enjoys a peaceful yet highly convenient location, just moments from a wealth of local amenities. High-end retailers such as Marks & Spencer Food Hall, Waitrose, and Boots Pharmacy are all within walking distance, alongside a vibrant mix of independent shops, cafés, and restaurants. The iconic Canny Man's pub, Merlin's Bar, and The Hermitage Bar are also close by, offering popular spots for food and socialising. Morningside is home to the much-loved, family-run Dominion Cinema and Churchill Theatre, providing excellent local entertainment. Those seeking the outdoors will enjoy nearby Hermitage of Braid, Blackford Hill, and Bruntsfield Links, while Braid Hills and Merchants Golf Courses cater to golf enthusiasts. The Pentland Hills Regional Park is also just a short drive away for more extensive walking, hiking, or cycling. Morningside benefits from frequent bus services, connecting to Edinburgh city centre in around 25 minutes. For commuters, the Edinburgh City Bypass is easily accessible, offering swift routes to Straiton Retail Park, The Gyle, Gogarburn, Edinburgh Airport, and the M8 and M9 motorways. Combining village charm with city convenience, Morningside continues to be one of Edinburgh's most sought-after neighbourhoods.





Approx. Gross Internal Floor Area 40.2 Sq M / 433 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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