

MORNINGSIDE

FLAT 32, 21 BALCARRES STREET  
EH10 5JD



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EPC RATING: B

OFFERS OVER £415,000

## PROPERTY DESCRIPTION

- Communal hallway & staircase with entryphone system & lift to the upper floors
- L shaped internal hallway with handy storage cupboard
- Large, bright living/dining room with twin windows and access out to the
- Private south facing balcony with space for a bistro table & chairs and amazing views
- Superb fully fitted kitchen with a wide range of cream high gloss units & appliances
- Main bedroom with double doors out to the balcony & walk-in wardrobe
- Ensuite shower room with walk in rainfall shower, wall hung vanity sink unit, wc & light up mirror
- Guest bedroom with double doors out to the balcony
- Main bathroom with walk-in rainfall shower, wall hung vanity sink unit, wc & light up mirror
- Electric storage heating system with hot water storage cylinder
- Upvc double glazed casement windows
- Residents' lounge, laundry & guest suite.
- Residents' car parking area controlled by means of issued permits for a fee. Also a mixture of free & residents' permit parking in the street
- Monthly service charge of £317.60 to cover gardening, external window cleaning, cleaning & maintenance of communal areas, on site house manager, emergency alarm system & block buildings insurance, etc



## VIEWING

By Appointment Pls Call

Jardine Phillips

0131 4466850







## LUXURIOUS TWO BED TWO BATH FOURTH FLOOR RETIREMENT FLAT WITH OUTSTANDING VIEWS FROM PRIVATE BALCONY, IN PRESTIGIOUS MORNINGSIDE

This truly outstanding contemporary retirement flat has extremely well presented, spacious accommodation with good quality fixtures & fittings, having been built in 2015. Exceptionally well maintained communal areas with the added benefit of an on site house manager, lounge, guest suite, laundry, off street parking (permit) and landscaped gardens. Located minutes from the wonderful array of amenities that Morningside has to offer, including retail outlets, coffee shops, restaurants & leisure facilities. Easy access to lots of wide open spaces, golf courses & gyms. A perfect location for retirees.

### AREA

Morningside is a very prestigious area in the south of the city which offers a wide range of supermarkets (including Waitrose and M&S Simply Food), independent retailers, speciality food stores, coffee shops, bars & restaurants. There are superb amenities within a short walk of the property, including a library, the very popular independent Dominion Cinema & Church Hill Theatre, together with a good range of gyms/leisure facilities & golf courses a short drive away. The apartment is also well placed for lots of walks and open spaces including Morningside Park, Blackford Hill & Pond, Hermitage of Braid, Braid Hills and Braidburn Valley Park. There is easy access into town via the numerous bus services, and out of town to the city bypass and the motorway network beyond.

### EXTRAS

The blinds/curtains, light fittings, electric hob, electric oven, cooker hood, integrated fridge freezer & washing machine are included in the sale.

### HOME REPORT VALUATION

£425,000

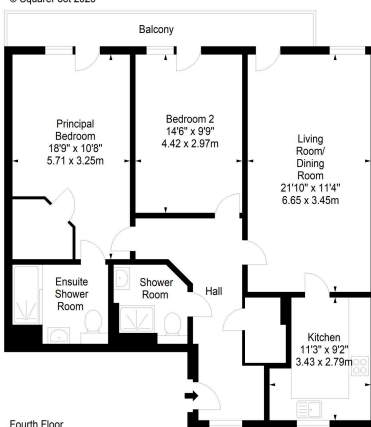


|                    |                             |
|--------------------|-----------------------------|
| Living/dining room | 21'10 x 11'4 (6.65 x 3.45m) |
| Kitchen            | 11'3 x 9'2 (3.43 x 2.79m)   |
| Bedroom 1          | 18'9 x 10'8 (5.71 x 3.25m)  |
| Bedroom 2          | 14'6 x 9'9 (4.42 x 2.97m)   |

Balcarres Street,  
Edinburgh,  
Midlothian, EH10 5JD



Approx. Gross Internal Area  
978 Sq Ft - 90.86 Sq M  
For identification only. Not to scale.  
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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised 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.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

