



23/1 Balcarres Street  
MORNINGSIDE | EDINBURGH | EH10 5JD

  
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## 23/1 Balcarres Street

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Particularly appealing ground floor flat enhanced by fine period features, forming part of a refurbished traditional tenement, located within a much respected residential area, and with wonderful amenities to hand.

This lovely flat represents an ideal purchase for a single person, couple, small family or indeed as an investment opportunity. The twin windowed living room enjoys a bright south/east facing aspect and a delightful leafy outlook and features ornate cornice work, a finely crafted ceiling rose and timber flooring. The timber flooring extends to all rooms, maintaining continuity. The kitchen is stylish and well appointed, with on trend Shaker style units, and is large enough to accommodate a breakfast table and seating. The master bedroom enjoys a tranquil aspect to the rear of the building, overlooking the well maintained communal garden and there is a further bedroom to the front which is currently utilised as a formal dining room. The accommodation is completed by a bathroom with white suite and shower. Further benefits on offer include gas central heating, double glazing, a sunny private front garden and unrestricted on street parking.

- Hall
- Twin windowed living room
- Fitted breakfasting kitchen
- Master bedroom
- Single bedroom/dining room
- Bathroom with white suite and shower
- Gas central heating
- Double glazing
- Private front garden
- Communal rear garden
- Unrestricted on street parking

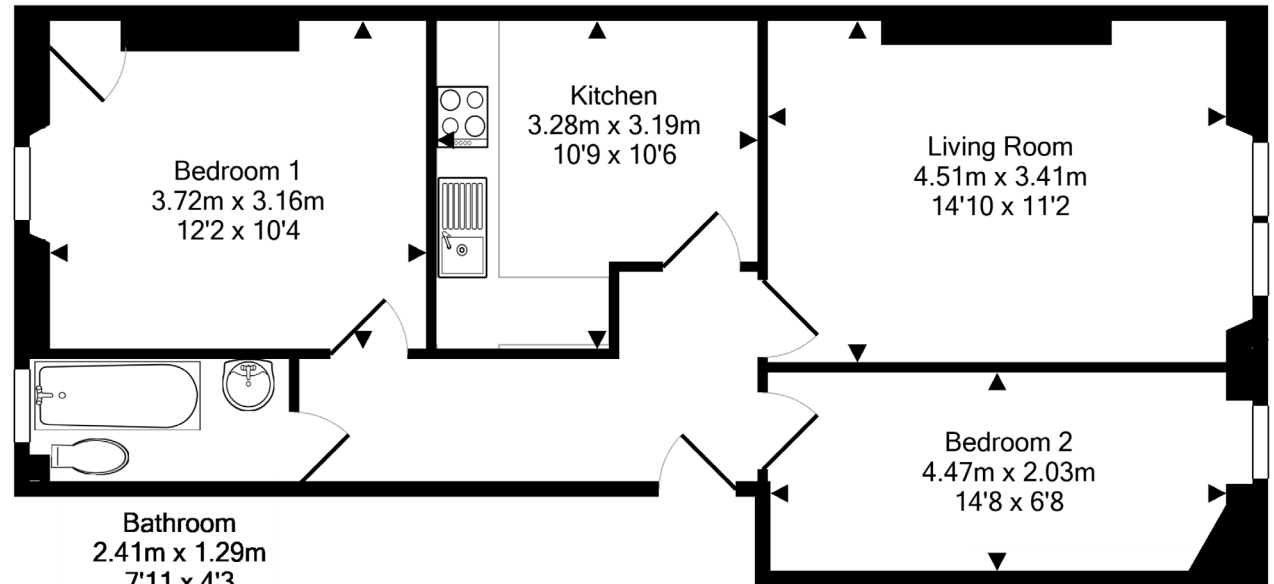
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



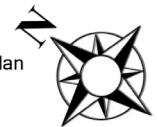
Extras: Oven, hob, washing machine, dishwasher and fridge freezer. EPC Rating C

Morningside is a sought after area which lies a short distance to the south of the city centre. It has long been regarded as one of Edinburgh's best shopping areas, and its amenities are on a par with anything Edinburgh has to offer. Leisurewise the choice is first class and includes a number of bars, restaurants, coffee shops, theatres and cinemas. Pleasant walks can be enjoyed within the Blackford and Braid Hills and the Hermitage of Braid. The city centre itself can be accessed in a matter of minutes by car or public transport and the by-pass is also easily accessible. Schooling is well represented from nursery to senior level, both in the public and private sectors, whilst for the more mature student Napier and Edinburgh Universities are both within easy reach.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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